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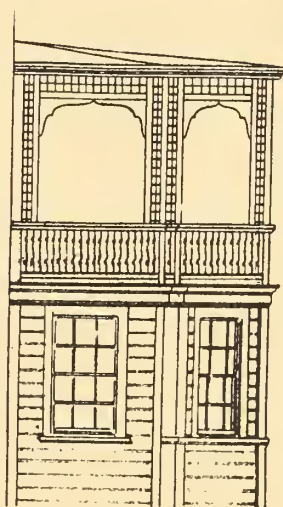
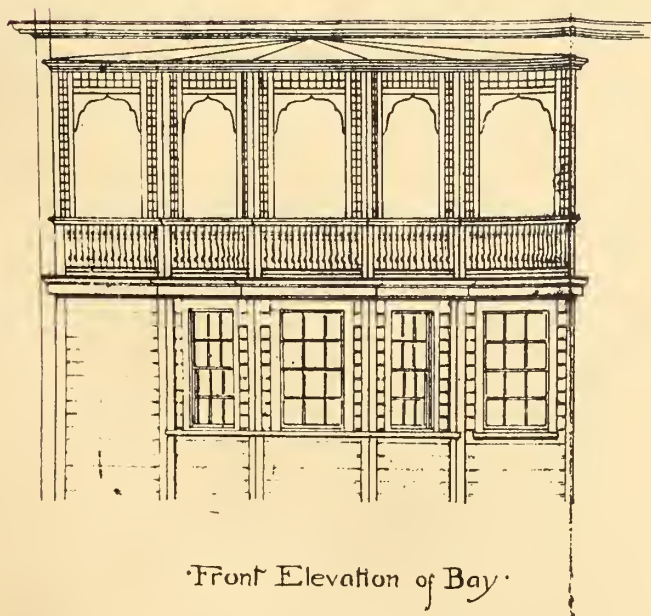
FAIRSTED

HOME AND OFFICE OF FREDERICK LAW OLMSTED

Frederick Law Olmsted
National Historic Site

Volume 1

THE HOUSE



Alterations
for
F.L. Olmsted Esq.
Brookline Mass.

UNIVERSITY OF GEORGIA

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Historic Structure Report

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FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE
HISTORIC STRUCTURE REPORT

Brookline, Massachusetts

By

Marie L. Carden

and

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U.S. Department of the Interior
Lowell, Massachusetts

SB044

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Published 1998

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PREFACE AND ACKNOWLEDGEMENTS

This report was written to fulfill the requirements for a historic structure report (HSR) on Fairsted, the Frederick Law Olmsted National Historic Site (NHS), consistent with the General Management Plan (GMP) for the site.¹ The purpose of the report is to investigate, document, and interpret the construction and alterations of the various structures at Fairsted from 1883 to the present, to record their existing conditions, and to make recommendations for their preservation/restoration in accordance with a four-year program established in 1985.² This report does not cover the grounds or plantings.

The preparation of this historic structure report was a large effort. The complexity of the structures involved, and the volume of historic documentary and graphic material available about them, was unusually great. As a result, the final report is a multi-volume work that was researched and written over a period of several years by two authors.

The first volume contains brief historical background material, based largely on the historic resource study for the site,³ and information on the Olmsted house. It was prepared in 1990 by Marie L. Carden, a historic preservation conservator with the Building Conservation Branch of the Northeast Cultural Resources Center, Northeast Region, National Park Service.

The second volume consists of information on the Olmsted landscape-design offices that are attached to the house. It was written in 1987 by Andrea M. Gilmore, another historic preservation conservator with the National Park Service.

The third volume primarily describes the barn, shed, and fences on the property, but also includes recommendations for the entire site. Both Ms. Carden and Ms. Gilmore contributed material to this volume.

Numerous changes took place at the site in the late 1980s. For example, the exteriors of the house and offices were repainted, and the interiors of the offices were restored and repainted. Therefore, material written before 1988—found in Volumes 2 and 3—may not reflect the current conditions of certain structures. Details of this work are provided in Volume 3, Chapter II of this report, and in the completion report for the restoration.⁴

¹ *General Management Plan: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, September 1983, amended 1987).

² NPS memorandum, Andrea Gilmore to E. Blaine Cliver, May 1, 1985: "Preservation/Restoration for Frederick Law Olmsted House and Offices, a four-year program."

³ Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, November 1982).

⁴ Robert Fox, *Restoration of Fairsted House and Offices: Completion Report* (Lowell, MA: Cultural Resources Center, North Atlantic Region, National Park Service, April 1990).

Preface and Acknowledgements

The two primary depositories utilized for this report are the Frederick Law Olmsted NHS and the Frances Loeb Library, Graduate School of Design, Harvard University. The primary resources for the physical history and analysis section, which constitutes the greatest part of the report, were: (a) the architectural plans and drawings of the archives collection at the site; and (b) the data collected from recent physical investigation of the buildings.

This report was edited by Sharon K. Ofenstein, Technical Publications Editor for the Cultural Resources Center. Final drawings for illustrations contained in this report were executed by Jana Gross of the National Park Service, unless otherwise noted.

The authors wish to thank especially the staffs at Frederick Law Olmsted National Historic Site and at the Building Conservation Branch of the Cultural Resources Center (formerly the North Atlantic Historic Preservation Center) for their continued support and assistance in the preparation of this historic structure report. Also gratefully acknowledged are Mr. Artemas P. Richardson and Mr. Joseph G. Hudak for providing information valuable to the completion of this report.

* * *

Editor's Note: Because this report was prepared over a period of time, some of its terminology reflects former NPS organizational formats. Prior to 1990, the Building Conservation Branch (CRC) was a separate entity known as the North Atlantic Historic Preservation Center (NAHPC). It was part of the North Atlantic Region (NAR), which was headquartered in Boston. The NAHPC was subsequently incorporated into the Cultural Resources Center, which in 1992 moved to Lowell, Massachusetts. More recently, the North Atlantic Region was incorporated into a new Northeast Region, with headquarters in Philadelphia. At that time, the name of the CRC was changed to the Northeast Cultural Resources Center (NCRC).

The editor is particularly indebted to three members of the Frederick Law Olmsted staff, who provided invaluable assistance during the editing phase of this report. These are Linda C. Genovese, Supervisory Archivist; Joyce Connolly, Archives Specialist; and Ed Bacigalupo, Facility Manager. The publication of this report would not have been possible without their help.

FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE
HISTORIC STRUCTURE REPORT

Brookline, Massachusetts

VOLUME 1

By

Marie L. Carden

Northeast Cultural Resources Center
Northeast Region, National Park Service
U.S. Department of the Interior

Written 1990

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I. THE SITE: INTRODUCTION

LOCATION AND SETTING

The Frederick Law Olmsted National Historic Site (NHS) is located at 99 Warren Street (at the corner of Warren and Dudley Streets) in Brookline, Massachusetts. The Town of Brookline is a diverse, densely populated suburb within the greater Boston metropolitan area (figs. 1-2). The Olmsted site lies in South Brookline, which is a pleasant residential neighborhood approximately 5 miles from downtown Boston. Within the area are significant open spaces, large estates, and the Brookline Reservoir. The Town Green National Register District borders the site on the south. An area adjacent to the site's southern boundary is protected by a conservation easement that effectively limits the possibility of impact on the site by development.¹

The Olmsted NHS consists of four structures—a 17-room house, an office wing, a barn, and a shed—and various fences situated on 1.76 acres of land. The house is connected to the office wing by a common wall on its north side. The barn is connected to the house by a lattice-enclosed breezeway. The property is planted and cultivated in the Olmsted tradition.

When Olmsted purchased the estate in 1883, it consisted of a house and barn standing on a large plot in a sparsely developed neighborhood. He named his new home Fairsted, possibly after his ancestral home in England.² Olmsted soon began extensive plans to alter the house to accommodate his family and his work. This major period of alterations is described in detail in the *Specifications for Clark House*, written in 1883 by Olmsted's stepson John Charles Olmsted, and in the accompanying drawings and plans executed at that time. Thus began a long period of growth and change encompassing the house, the offices, and the various other structures that developed over the years at Fairsted. While these structural changes took place, the grounds at Fairsted were planted with trees and foliage that at times almost enveloped the house and offices. Fences were designed and built in a variety of types and materials. As the surrounding neighborhood developed, Fairsted remained secluded, almost hidden from the street, except for the famous spruce-pole arch by which it is readily identified on the corner of Warren and Dudley Streets.

The structures and grounds have remained relatively intact and unchanged in character since the end of the historic period. Most alterations have occurred within the existing structure.

¹ *General Management Plan: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, September 1983, amended 1987), p. 15.

² Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, November 1982), p. 7.

STATEMENT OF SIGNIFICANCE

Fairsted, the home and office complex of Frederick Law Olmsted, was designated a National Historic Landmark on May 23, 1963.³ After purchase by the National Park Service in 1979, it became the Frederick Law Olmsted National Historic Site (NHS).⁴ These actions occurred because Frederick Law Olmsted is recognized as the founder and premier practitioner of the profession of landscape architecture in the United States. His accomplishments in the environmental field, park design, conservation, town planning, and landscape architecture have national and international significance. As a historical landscape, Fairsted is associated with the life and work of Olmsted, Sr., from 1883 to 1903, and with that of his family from 1904 to 1960.⁵

Olmsted's work in Brookline is nationally significant. His Brookline office and firm are recognized by the American landscape architectural profession as the cornerstone of the profession.⁶ The home and offices represent typical 19th-century buildings; their architectural significance lies mainly in their design evolution. The greatest overall significance of the Brookline site, however, is that it houses the Olmsted archives collection, which has the highest national and international significance.⁷ The collection consists of approximately 150,000 drawings and 63,000 prints and photographs dating back to 1860. It is used as a reference source by states, municipalities, and institutions for rehabilitating their existing landscapes, and is a unique resource for scholars of landscape architecture and urban park planning.

³ *Feasibility/Suitability Study of the Frederick Law Olmsted Home and Office* (Boston: North Atlantic Region, National Park Service, June 1978, revised 1979), pp. 9-11.

⁴ Historic American Buildings Survey, *Fairsted (Frederick Law Olmsted N.H.S.)*, 15 sheets, 1982, p. 1.; also, details of the legislative history are contained in the *Historic Resource Study*, Appendix A.

⁵ NPS memorandum, Superintendent, Longfellow NHS to Regional Director, NAR, May 5, 1987.

⁶ *Feasibility/Suitability Study*, pp. 9-11.

⁷ *Feasibility/Suitability Study*.

ADMINISTRATIVE DATA

LCS Number and Management Category

The park number and the List of Classified Structures (LCS) number for the four structures at the Olmsted National Historic Site are as follows:

house - structure 01, LCS #22604
office wing - structure 02, LCS #22615
barn - structure 03, LCS #22616
shed - structure 04, LCS #22617

All four structures are historic and are listed in Management Category A - "Must Be Preserved."

Current and Proposed Uses

After an extensive restoration by the National Park Service in the 1980's, Fairsted is now in full use providing a combination of visitor services and staff office space. Resources at the site include the structures, the grounds, and the archival collection. The site is open to visitors, many of whom are individuals and groups interested in learning more about Frederick Law Olmsted and the profession of American landscape architecture. The archival drawings and plans collection is available for scholarly research.

The first story of the house is presently used for interpretive exhibits and displays; the second and third stories are used for office space. According to the site's general management plan, the house is well-suited for contemporary uses. By the time the National Park Service acquired the Frederick Law Olmsted property in 1979, the house had already been substantially modified, and its utility systems kept relatively up to date.

For the most part, the office wing has not changed significantly since the 1920's. It is thus now primarily assigned to interpretative or visitor use. The first story of the office serves as an archives resource center; the second story of the office has been preserved as historic furnished rooms for interpretation. The barn and shed are used for maintenance and storage, respectively.

The grounds are the subject of two reports, *Historic Grounds Report and Management Plan*⁸ and “Historic Vine and Trellis Restoration Project,”⁹ and are not covered in this historic structure report.

The housing of the archival collection is currently divided between the historic brick plans vault attached to the office wing, renovated to provide museum-quality storage, and the Springfield Armory. The collection is discussed further in the site’s Collection Management Plan.¹⁰

Pertinent Planning Documents

The following planning documents have been completed for the Frederick Law Olmsted National Historic Site:

Preservation of the Frederick Law Olmsted Home and Office: Preliminary Study Proposal, 1972.

Survey-Inventory of the Frederick Law Olmsted Office-Estate and Contents, by William Alex, 1974.

Feasibility/Suitability Study of the Frederick Law Olmsted Home and Office, 1978.

Feasibility/Suitability Study of the Frederick Law Olmsted Home and Office (Revised), 1979.

Historic Resource Study: Frederick Law Olmsted National Historic Site, by Amy Millman, 1982.

Planning Workshop Summary, Management Alternatives, 1982.

Historic Grounds Report and Management Plan: Frederick Law Olmsted National Historic Site, by Lucinda Whitehill, 1982.

General Management Plan: Frederick Law Olmsted National Historic Site, 1983.

Scope of Collection Statement, 1984.

⁸ Lucinda A. Whitehill, *Historic Grounds Report and Management Plan: Frederick Law Olmsted National Historic Site* (Boston: North Atlantic Region, National Park Service, 1982).

⁹ Sharon Lessley and Charles Pepper, “Historic Vine and Trellis Restoration Project, Frederick Law Olmsted National Historic Site” [draft], Frederick Law Olmsted NHS, 1989.

¹⁰ Martha Bernholtz and John Maounis, “Collection Management Plan: Frederick Law Olmsted National Historic Site” [draft] (Boston: Division of Cultural Resources Management, North Atlantic Region, National Park Service, 1989).

Interpretive Prospectus: Frederick Law Olmsted National Historic Site, 1985.

Interpretive Operations Plan, 1986.

“Historic Parking Lot Report and Restoration Guide” (draft), by Charles Pepper, 1986.

Amendment to the General Management Plan, 1987.

Grounds Maintenance Manual, by Rudolph Faveretti, 1987.

“Historic Vine and Trellis Restoration Project” (draft), by Sharon Lessley and Charles Pepper, 1989.

“Collection Storage Plan” (draft), by Martha Bernholtz and John Maounis, 1990.

Restoration Date

The 1983 general management plan (GMP) for the Frederick Law Olmsted National Historic Site established circa 1960 as the restoration date for the site. The preservation philosophy as stated in the GMP was: “The buildings and grounds will be preserved in most cases to their circa 1960 appearance. Rehabilitation will be undertaken. Only minimal restoration will be required. In some areas, minor or temporary changes to interior spaces may be allowed to facilitate contemporary use.” The 1960 period was selected instead of 1979, when the Park Service acquired the property, for the following reason: it approximated the death of Frederick Law Olmsted, Jr., and thus the end of direct influence on the site by the Olmsted family.

Since the approval of the general management plan, research and restoration of the grounds has revealed two serious problems with the circa-1960 restoration date. First, there is a general lack of documentation for the grounds for this time period. Second, significant landscape design elements characteristic of Frederick Law Olmsted, Sr., were not clearly evident by 1960. In light of the crucial significance of the landscape to the site, and of the difficulties of restoring that landscape to circa 1960, it was recommended that the restoration date for the buildings and grounds at Olmsted NHS be changed from circa 1960 to circa 1930.¹¹

The restoration date of circa 1930 was chosen because it represents a consistent and well-documented date of restoration for both the grounds and buildings at Fairsted. Circa 1930 is the period of time when the Olmsted Brothers firm reached its peak in size and productivity. All of the office buildings had been completed; the last major addition was the second story to the Clerical Department in 1925. Modifications made to the landscape to accommodate all pre-1930 structures are well documented, and they did not fundamentally change the character of the landscape as previously designed by Olmsted, Sr.

¹¹ NPS memorandum, Superintendent, Longfellow NHS, to Regional Director, NAR, May 5, 1987.

Thus, the general management plan was amended in 1987 to change the interpretive date for preservation from circa 1960 to circa 1930. It is the circa-1930 date that serves as the basis for the restoration/preservation recommendations made in this historic structure report.

Recent Restoration Efforts

The extensive rehabilitation program performed by the National Park Service in the late 1980s restored Fairsted's buildings accurately to their 1930 appearance. This required minimal alterations. On the exterior, the historic sun-printing racks were reconstructed on the south side of the Planting Department. The sliding doors on the east elevation of the barn were rebuilt. On the interior, the second story of the office wing was restored to its appearance circa 1930, befitting its role as a primary interpretive space.

The 1987 amendment to the general management plan recommended that several interior elements be re-created in the first story of the office wing, to match the circa-1930 restoration date. These elements were the stenographers' offices along the west wall of the Front Office Entry, and the 1925 east/west wall dividing Room 108 in two. The amendment also recommended removing the circa-1960 paint scheme in the first story and restoring the original shellac finish there.

Subsequent meetings between the park's staff and the staff of the North Atlantic Regional Office revised these recommendations based on the proposed use of the first story of the office wing as an archives resource center. Thus, this area was repainted in 1989 with the colors used the first time the area was painted, rather than having its original shellac finish restored. The remaining recommendations in the amendment are currently subject to review.

Management Focus

The Frederick Law Olmsted National Historic Site is managed as an archival resource center.¹² This approach is intended to insure the preservation and interpretation of the home and office of Frederick Law Olmsted which was mandated by Public Law 96-87 when the site was established on October 12, 1979. It will also ensure the preservation of the archival collection located on site and provide for the broad use of this unique resource.¹³ The primary objectives of this approach are to develop provisions for the adequate storage and conservation of the collection and to permit its active use and the broad dissemination of archival information.¹⁴

¹² *General Management Plan*, p. 35.

¹³ *General Management Plan*, p. iii.

¹⁴ *General Management Plan*, p. 35.

Interpretive Resources

Since the National Park Service acquired the estate in 1979, it has been restored and opened for public visitation. Resources for interpretive programming at Frederick Law Olmsted NHS are divided into three basic categories:

- those found among the structures and grounds of the park;
- those contained in the park's archival collection; and
- those found in the landscapes designed by the Olmsted firm across the nation.¹⁵

Location of HSR Research Material

All architectural specimens, documents, records, photographs, negatives, and tapes collected or produced during the preparation of the historic structure report are cataloged and stored at the Building Conservation Branch of the Northeast Cultural Resources Center, Boott Cotton Mills Museum, 400 Foot of John Street, Lowell, Massachusetts 01852-1195.

¹⁵ *Interpretive Prospectus: Frederick Law Olmsted National Historic Site* (Harpers Ferry, WV: Division of Interpretive Planning, Harpers Ferry Center, National Park Service, May 1986), p. 4.

FIGURES FOR
“THE SITE: INTRODUCTION”

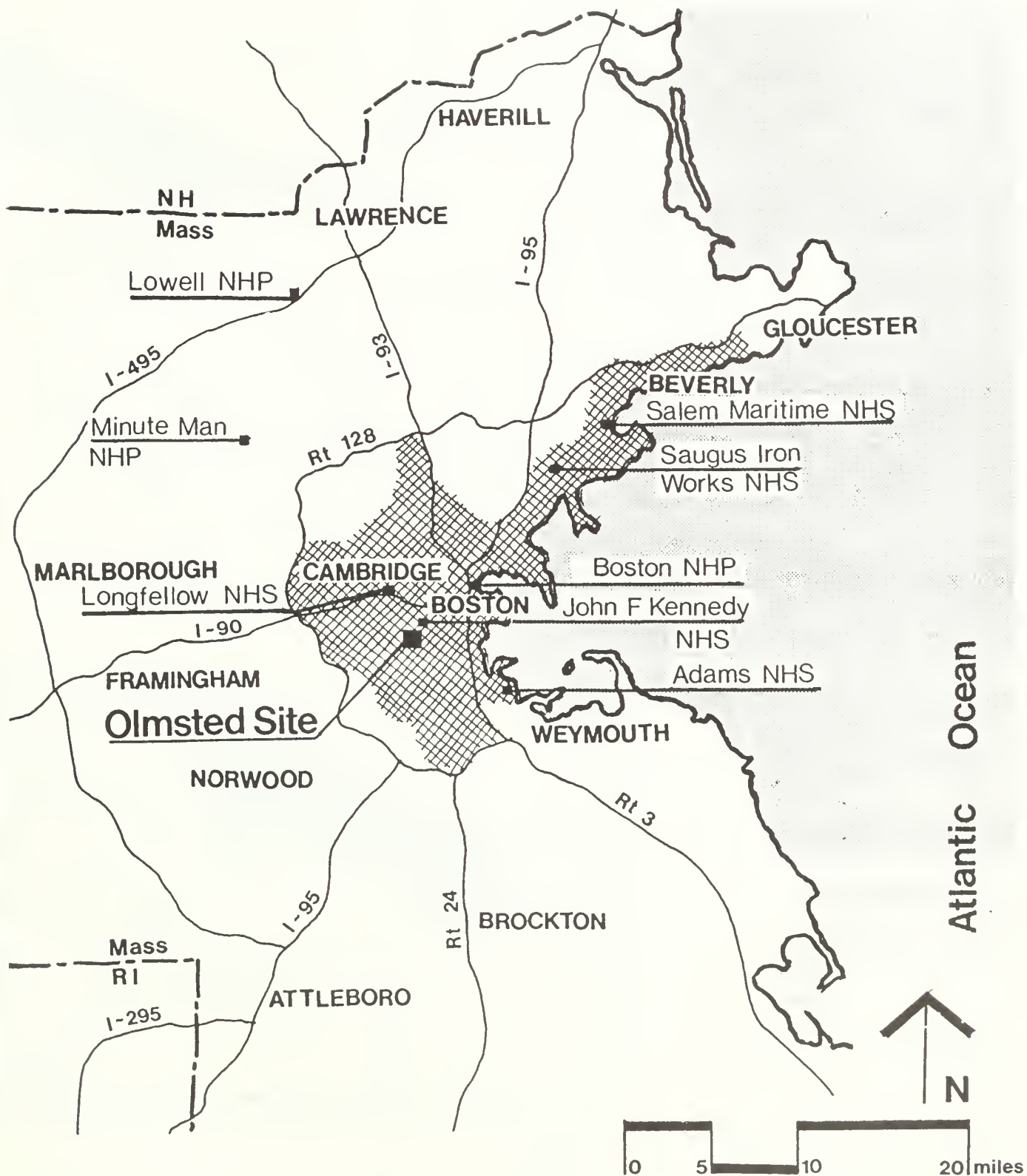


Figure 1. Regional map, showing location of Frederick Law Olmsted NHS in relation to Boston and other national historic sites in the region.

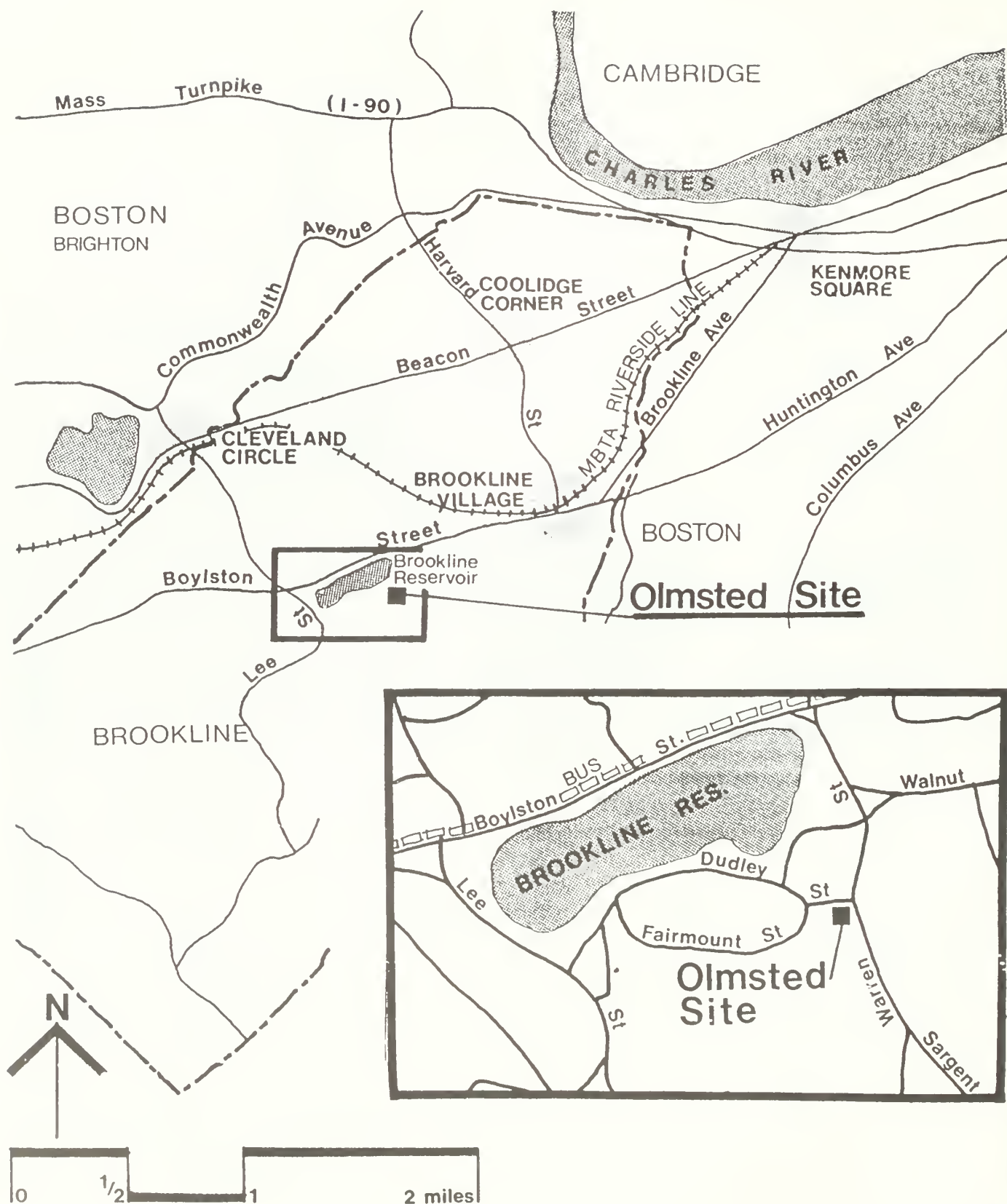


Figure 2. Vicinity map, showing location of Frederick Law Olmsted NHS in the town of Brookline, MA.

II. THE SITE: HISTORICAL BACKGROUND

PURCHASE OF THE PROPERTY BY OLMSTED

The first documented structure on the corner lot between Warren and Dudley Streets in Brookline belonged to Dudley Boylston who settled there in 1722.¹ In 1748 the farm descended to Dudley's son, Joshua. When Joshua Boylston died, his estate went to his daughter, Rebecca, who married Joshua Clark in 1810. The old Boylston house was taken down and a new house built for the newly wed couple. Just before completion, the structure caught fire and burned to the ground. A new house was built and passed down to the Clarks' daughters, who lived there until 1883, when it was purchased by Frederick Law Olmsted.

When Olmsted first saw the property, it had much to offer in the way of comfort and serenity—hilly terrain, shade and fruit trees, and a comfortable house—in a setting of rocky outcroppings, pastures, woodland and ponds. Nearby farmsteads were "...set widely apart on narrow, winding steep streets and lanes."² Impressed with the property, as well as the town and its location, Olmsted was ready to buy. Because the Clark sisters were unwilling to sell and leave their ancestral home, an acceptable agreement had to be devised. Olmsted's stepson, John Charles Olmsted, persuaded the sisters to sell the estate in exchange for a cottage (which Olmsted would build), in which they could live rent-free for the rest of their lives. John Charles drew up the plans for the new cottage, which had many similarities to the homestead they had given up. Olmsted was thus able to buy the Clark estate, consisting of the house, barn, and grounds. He named it Fairsted, probably after the Olmsted ancestral home in England,³ and began making a series of changes to the property that continued until his death in 1903.

¹ Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, November 1982), p. 6.

² See Millman, p. 6. As observed by Arthur A. Shurcliff, during the summer of 1873 when his family was renting the Clark house. Shurcliff joined the Olmsted firm in 1883.

³ Millman, p. 7.

THE WORK OF FREDERICK LAW OLMSTED

Frederick Law Olmsted, widely recognized as the father of landscape architecture in America, was born in Hartford, Connecticut, in 1822, when America was still a predominantly rural nation.⁴ A love of nature and the pastoral landscape inspired Olmsted's thinking as his career developed in a rapidly industrializing nation. Influenced by a European public-park tradition, he created designs for such great urban parks as New York's Central Park, designed with Calvert Vaux, and Morningside and Riverside Parks, also in New York. He was instrumental in the creation of the City of Boston's Park System, which includes Franklin Park, Arnold Arboretum, Fenway, the Fens, and the Charles River Embankment, to name a few.

Olmsted's move to his home in Brookline in 1883 was made relatively late in his life, but it was here that he established "...the professional office that expanded and perpetuated his ideals, philosophy, and influence on the American environment up to the present day."⁵ In a circa-1898 photograph, he is pictured standing near the northeast corner of his house at Fairsted (fig. 3). From his work evolved the Olmsted principles of design—scenery, suitability, sanitation, subordination, separation, and spaciousness, as outlined by Charles Beveridge, scholar and editor of the Olmsted Papers.⁶ During the years when Frederick Law Olmsted lived at Fairsted, the offices and certain parts of the house functioned interchangeably. As recorded in a personal interview with his friend, architect H.H. Richardson:

Olmsted could not perform any piece of business without incorporating it into his personal life. His home was his office; his office was his home.⁷

By the end of his life in 1903, Frederick Law Olmsted had designed parks throughout the country, numerous college and school campuses, arboreturns, and institutional grounds; greatly influenced the creation of the National Park System; and firmly established the profession of landscape architecture in America.

In 1898, because of deteriorating mental and physical health, Olmsted was moved to McLean Asylum in Waverly [now Belmont], Massachusetts, where he stayed until his death. Fittingly, the grounds at McLean were an Olmsted landscape. Mary Olmsted, Frederick's wife, continued to live in the house until 1930, modifying the house and expanding the servants' wing in 1910. Frederick Law Olmsted, Jr., a landscape architect, also lived at Fairsted for a number of years.

⁴ *Interpretive Prospectus: Frederick Law Olmsted National Historic Site* (Harpers Ferry, WV: Division of Interpretive Planning, Harpers Ferry Center, National Park Service, May 1986), p. 2.

⁵ *Interpretive Prospectus*, p. 2.

⁶ Lucinda A. Whitehill, *Historic Grounds Report and Management Plan: Frederick Law Olmsted National Historic Site* (Boston: North Atlantic Region, National Park Service, 1982), p. 5.

⁷ *Interpretive Prospectus*, p. 5.

THE WORK OF THE OLMSTED FIRM

Most of Olmsted's work was accomplished prior to moving to Brookline; his working life there covered only about 10 years.⁸ However, his firm continued operation at Fairsted long after his death. A year after moving into Fairsted, Olmsted formed a partnership with his stepson, John Charles Olmsted, under the name of F.L. and J.C. Olmsted.⁹ John Charles became the mainstay of the office in Brookline, while Olmsted traveled. Other members of this early firm were Charles Eliot, Arthur Shurcliff, and Henry Sargent (Harry) Codman. A new partnership, F.L. Olmsted and Co., succeeded F.L. and J.C. Olmsted in 1889. The new firm included Harry Codman as partner, in addition to Frederick, Sr., and John. After Codman's death in 1893, Charles Eliot returned to the Olmsted firm as a partner; the firm's name was then changed to Olmsted, Olmsted and Eliot. During this period a number of assistants and draftsmen worked in the office. Some left to start their own firms, while a number became principals of the Olmsted firm in later years. Frederick Law Olmsted, Jr., joined the firm in 1896, and he and John Charles took charge of the company at that time. In 1898, the year that Olmsted was moved to the McLean Asylum, the firm's name was changed to Olmsted Brothers. It retained this name for the next 63 years, while adding 10 more partners.

In 1920 John Charles Olmsted died. Frederick, Jr., was now the sole owner of the business, although he kept the name of Olmsted Brothers. Artemas Richardson joined the firm in 1948, becoming a partner in 1949. Joseph Hudak joined in 1953 and became a partner in 1955. Business declined during the 1950's, but the continuity of the Olmsted firm still held great importance. Upon Frederick's death in 1957, the remaining partners changed the firm's name to Olmsted Associates. By 1962 Artemas Richardson and Joseph Hudak were co-partners; Richardson bought Hudak's share in 1964, renamed the office Olmsted Associates, Inc., and placed the property in his wife's name. Hudak left the firm in 1979; Richardson changed the firm's name to the Olmsted Office in 1979. That same year the title was transferred to the National Park Service, which has assumed full management responsibility.

⁸ *Feasibility/Suitability Study of the Frederick Law Olmsted Home and Office* (Boston: North Atlantic Region, National Park Service, June 1978, revised 1979), p. 10.

⁹ Millman, p. 11.

DEVELOPMENT OF THE PROPERTY

House

The architectural history of the house at Fairsted can be separated into three basic periods: the Clark period (1810-1883), about which little is known; the period of major Olmsted alterations (1883-1910); and later changes (1964-1979). Fairsted was the Olmsted family home from 1883 until 1930. It then was conveyed to the Olmsted firm, but the Olmsted family connection remained intact, since Frederick Law Olmsted, Jr., continued to live there. The house was subsequently rented by the firm to a succession of other tenants. Except for the North Parlor, which continued in use as part of the office, the house functioned solely as a private dwelling place. In 1963 Joseph Hudak, a partner in the firm, rented the house. It was purchased the next year by Hudak's partner, Artemas Richardson, by then the sole owner of the firm and the property. After that time, the entire house—including the North Parlor—was used exclusively as the Richardson family home.¹⁰

Offices

The architectural history of the offices is shorter and more intensive, due to a period of rapid construction and expansion occurring between 1887 and 1925. When Olmsted moved into the house in 1883 he established his office in the North Parlor, which was thereafter known as the "Front Office." The North Entry was created at this time by filling in the exterior space between the North Parlor and the Dining Room. In 1887 the North Parlor was expanded 7 feet northward.¹¹

A one-story Clerical Department was built in 1890; the North Entry was closed and a new Front Entry for the office was constructed. In 1891 a one-story North Drafting Wing was constructed. A two-story Planting Department was built in 1900-1901, and the first story (two interior levels) of the Plans Vault was erected in 1902. In 1911, the North Drafting wing had its roof raised and a second story was added. Second stories also were added to the Plans Vault in 1912 and to the Clerical Department in 1925. The office complex also included a Rear Entry. As stated above, the North Parlor ceased to be used as an office in 1964.

¹⁰ Millman, p. 105.

¹¹ Andrea M. Gilmore, "Chronology of Building Construction and Alterations, Frederick Law Olmsted National Historic Site" (CRC files), 1987.

Barn and Shed

A barn stood diagonally across from the house when Olmsted bought the property in 1883. The structure was moved to its present location west of the office complex soon thereafter. The barn was expanded by the addition of a carpentry shop circa 1890 and a wood shed circa 1910. A separate building, the shed, stands in the northwest corner of the property.

Architects Responsible for the Alterations

Frederick, Sr., and John Charles Olmsted were partially responsible for the design of the alterations to the house and offices. Other major contributors to the design were three Boston architects: C. Howard Walker in 1883, Arthur H. Vinal in 1899, and Frank A. Bourne in 1903. Vinal worked primarily on the offices. It is not known who designed the 1910 alterations to the house.

PURCHASE BY THE NATIONAL PARK SERVICE

In 1979 the home and offices of Frederick Law Olmsted (1822-1903) were purchased by the National Park Service and established by Congress as the Frederick Law Olmsted National Historic Site. Included in the purchase was an extensive collection of plans, drawings, and photographs that comprise the collection of archives associated with the site.

The summary chain of title to the property now known as Fairsted is as follows:

- 1810 Joshua and Mary Clark to Clark sisters
- 1883 Clark sisters to Frederick Law Olmsted
- 1903 Frederick Law Olmsted to (wife) Mary Olmsted
- 1921 Mary Olmsted to Trustees of the Estate of Frederick Law Olmsted
- 1930 Trustees of the Estate of Frederick L. Olmsted to Olmsted Brothers¹² (Olmsted Brothers consisted of F.L. Olmsted, Jr., J.F. Dawson, P. Gallagher, E.C. Whiting, and H.V. Hubbard)¹³
- 1964 Olmsted Associates to Artemas H. Richardson
- 1979 Artemas H. Richardson to National Park Service

¹² Millman, p. 66.

¹³ Millman, p. 66.

FIGURES FOR
"THE SITE: HISTORICAL BACKGROUND"



Figure 3. Frederick Law Olmsted, Sr., at the northeast corner of his house Fairsted, circa 1898.

III. THE HOUSE: PHYSICAL HISTORY AND ANALYSIS

HOUSE: OVERVIEW

SIGNIFICANCE

The house at Frederick Law Olmsted National Historic Site, built in 1810, is probably the oldest building at the site. It is surely one of the most significant, for two reasons. It housed the first office of the firm, and so was the beginning of the famous Olmsted office complex. Upon moving into the house, Olmsted, Sr., immediately converted the North Parlor into his office. From 1883 until 1889 this room served as the firm's sole work space. It continued to be used as the "Front Office"—i.e., the office of the firm's principals—until 1964. In that year, the house was sold to the Artemas Richardson family, who occupied it entirely.

The house is also significant because it and the offices functioned in interchangeable roles during the Olmsteds' residency; family and business matters were often intermingled. Members of the firm were often invited to stay for meals in the Dining Room, into which business overflowed from the Front Office (North Parlor). The adjacent Library was used as a leisure room for the family, as well as being available for professional purposes. Thus, many of the rooms in the house served dual purposes.

DESCRIPTION

Frederick Law Olmsted, Sr., purchased the property in 1883. He remodeled it extensively that same year with the assistance of his stepson, John Charles Olmsted. After the death of the senior Olmsted in 1903, numerous additional alterations were made to the house, both in that year and in 1910. These remodelings resulted in the basic plan seen today—a main residence two stories high at the front and three stories high at the rear, with a one-story kitchen addition and a two-story servants' wing on its west side.

Few major changes were made thereafter. The house remained the Olmsted family home until 1930. It then was conveyed to the Olmsted firm, but the Olmsted family connection remained intact, since Frederick Law Olmsted, Jr., continued to live there. From 1936 to 1964, the house was rented out to a series of tenants to provide the Olmsted firm with additional income. Some of the renters included partners in the firm.

By 1964, partner Artemas H. Richardson had acquired sole ownership of the firm. In that year, he purchased the house as his family's home, and made a few alterations accordingly. The entire property was purchased by the National Park Service in 1979. The house was thoroughly renovated by the Park Service between 1985-1989. The first story is presently used for interpretative displays, while the upper stories are used for staff offices and paper-conservation facilities.

Exterior Description

The house is a wood-frame structure that is the southernmost building on the Olmsted property. It adjoins the office complex at its northeast corner and is connected to the barn by a breezeway at its northwest corner.

The house has clapboard siding and a stone foundation. The east side of the house—its principal facade—is five bays wide, with a central entrance. The entrance doorway has a classical portico, which is covered by a glazed storm porch. The windows contain two-over-two, double-hung sashes with double-hinged shutters. The fenestration of the other three elevations of the house is completely asymmetrical, due to the cumulative additions and alterations that were made to the structure. The type of window also varies according to the date of the alteration.

The main house is a double hipped roof that dates from 1903-1904. The lower slopes of the roof are covered with slate; the upper slopes are nearly flat, and have a built-up asphalt covering. The flat roof of the kitchen addition is covered with tar and gravel. The roof of the servants' wing is covered with asphalt shingles.

Interior Description

The interior of the house contains 19 rooms and five bathrooms. Room uses are identified in a subsequent section of this volume entitled, “EXISTING CONDITIONS — INTERIOR.” The northeast corner room in the first story (Room 103) was the office of Frederick Law Olmsted, Sr. It is the room onto which the first part of the office wing was built in 1889.

The interior walls of the house are plastered. The woodwork is typical of the different periods of construction. The finishes for the individual rooms during Olmsted’s residency have been completely obscured by later layers of paint. All of the early wallpapers have been removed except for a remnant in Room 101 (Library). The house is unfurnished, and is used for interpretative exhibits and for site administrative offices.

The interior of the house was completely refurbished between 1985-1989 as part of a National Park Service restoration schedule.¹ This work included:

- the refurbishing of interior rooms via plaster patching and painting;
- the refinishing of wood floors or installation of carpeting;
- the installation of interior storm windows; and
- the installation of insulation under the attic floor and in the crawl spaces.

There is a burlap wall covering in Room 102 (Front Central Hall) that has been overpainted; it may date to the late 19th century.

The layout and names of the rooms are depicted in a series of Historic American Buildings Survey (HABS) drawings (see “House: Appendix A”). The rooms were assigned identification numbers by the authors of this report.² Briefly, the rooms are as follows:

Basement

Room 001
Room 001a
Room 001b

¹ NPS memorandum, Andrea M. Gilmore to E. Blaine Cliver, May 1, 1985: “Preservation/Restoration for Frederick Law Olmsted House and Offices, a four-year program.”

² This system is similar, but not identical, to the numbering system used by the park, which was devised by an electrical contractor working at the site. The authors believed they needed to modify the existing system slightly for this report, because several of the room numbers did not flow in a logical progression, and not all rooms had been numbered.

First Story

Room 101 (Library) - used as a staff office
Room 102 (Front Central Hall)
Room 103 (North Parlor/Front Office)
Room 104 (Storage Room) - off North Parlor
Room 105 (Sitting Room)
Room 106 (Lavatory off Plant Room)
Room 107 (Dining Room)
Room 108 (Plant Room)
Room 109 (Pantry)
Room 110 (Rear Stair Hall)
Room 111 (Servants' Hall) - used as a staff utility room
Room 112 (Kitchen)
Room 113 (Laundry) - used as a staff utility room

Second Story

Room 201 (Southeast Bedroom) - used as a conservator's office
Room 202 (Bathroom)
Room 203 (Front Central Hall, Second Story)
Room 204 (Study) - used as a laboratory
Sleeping Porch (off Room 204)
Room 205 (Southwest Bedroom) - used as a staff office
Room 206 (West Central Hall)
Room 207 (over former North Entry) - used as a small laboratory
Room 208 (Sitting Room) - used as a staff office
Room 209 (Northwest Bedroom) - used as a staff office
Room 210 (West Bathroom)
Room 211 (Shower Room)
Room 212 (Rear Stair Hall)
Room 213 (Servants' Bathroom) - used as a staff bathroom
Room 214 (Servants' Lobby)
Room 215 (Servants' Bedrooms) - used as staff offices

Third Story

Room 301 (Southwest Sleeping Room) - used as a staff office
Room 302 (Hall)
Room 303 (Bathroom) - used as a supply room
Room 304 (Northwest Sleeping Room) - used as a staff office
Room 305 (Closet) - off Room 304
Room 306 (Attic)

HOUSE: ARCHITECTURAL HISTORY

DATE OF CONSTRUCTION

The house at 99 Warren Street was built by Joshua C. Clark in 1810. Documentation of the physical appearance of the house before it was purchased by Olmsted is scant. Figure 4 is a site plan dated October 20, 1847. It shows the outlines of the L-shaped main house (without the North Parlor's bay window), the kitchen wing, and the rear shed extending from the west wall of the kitchen wing. The barn is not shown on this plan, because it was not built until circa 1867. Figure 5 depicts a painting of the northwest corner of the house. The North Parlor's bay window is in place. The kitchen wing and rear shed are also shown, but the accuracy with which they are rendered is suspect. Figure 6 is a drawing of a plot plan done after circa 1867 (it includes the barn, in its original location) but prior to 1883. It shows the "footprint" of the rear shed as different from the one in figure 4. (In figure 6, the shed seems to have been "shifted" northward; its south wall ceased to be coplanar with the south wall of the kitchen wing, but its north wall became coplanar with the kitchen wing's north wall.) The significance of this difference is unclear. It may represent a rebuilding of the original shed, or it may simply mean that the 1847 plan was not particularly accurate. Seen for the first time in figure 6 is a small, one-story shed appended to the southwest corner of the kitchen wing.

SUMMARY EVOLUTION OF DESIGN

After Olmsted purchased the Clark house in 1883, he made plans to alter the structure so that it would accommodate the needs of his family as well as provide office space for his work. The house was expanded, a spruce-pole fence was built around the perimeter of the property, and the North Parlor was adapted for use as an office.

The primary documentation for this period of alterations to the house consists of the *Specifications for Clark House* prepared by John Charles Olmsted and accompanying plans, dated 1883. Because these alterations were initiated by Olmsted, Sr., and because the work was so extensive, this period is discussed here in greater detail than other periods in this report.

Boston architect C. Howard Walker drew up plans for the alterations. A summary of these designs is as follows:

- A two-story addition was built at the southwest corner of the main house. The first story contained a Plant Room, a toilet room, a lobby to the dining room, and a new stairway to the second story. The second story was a bedroom.
- The original kitchen wing was remodeled. The first story became the dining room. The second story became an extension of the Front Central Hall and a bedroom.
- The one-story shed off the southwest corner of the kitchen wing was rebuilt as two full stories. The first story contained a pantry; the second story was outfitted as a bathroom.
- The rear shed had a new kitchen and laundry area created in it.
- The courtyard area between the North Parlor and the former kitchen wing was enclosed to make additional interior space. The first-story area became the North Entry; the second-story area was divided between the Front Central Hall and a small room of unknown use.
- An original secondary entry/stair hall on the south side of the main house was removed, and its space added to the adjacent room to the west (room 105). The former exterior doorway in the south wall was converted to a window.

Other drawings by Walker suggest that the mantel in the Dining Room was added, and that the main stairway in the Front Central Hall was remodeled, at this time.

After the major alterations in 1883, the overall appearance of the house changed little until 1889. At that time, office structures began to be added to the north side of the house, and additional rooms were built onto the west side. A third story was added to part of the house in 1903. After the expansion of the servants' wing and the addition of another sleeping porch in 1910 and 1926, respectively, few additional changes occurred until circa 1964, when a bay window was added to the kitchen and a swimming pool was installed in the west lawn.

APPEARANCE PRIOR TO 1883

The following description of the house is based upon the early plans and paintings previously discussed (figs. 4-6), on two plans apparently drawn preparatory to the 1883 alterations (figs. 7-8), and upon recent physical investigation that revealed the presence of certain architectural elements and features remaining from the 1810-1883 period.

Exterior Elements

Plan

Prior to 1883, the house consisted of an L-shaped two-story main block and several rear appendages (see figures 4-6). The front part of the main block ran north-south, parallel to Warren Street. The other part, appended to the south end of the first part, ran east-west. A kitchen wing one and one-half stories high was attached to the east-west portion of the main block; it was oriented in a north-south direction. An open courtyard existed between the kitchen wing and the main block. A fairly large shed, one and one-half stories high and running east-west, was attached to the west side of the kitchen wing. A smaller, one-story shed sat in the southwest corner where the kitchen wing and the large shed intersected.

Foundation and Walls

The original house had a stone and mortar foundation, which remains today (see "House: Appendix D"). The walls consist of wood-frame construction clad with wooden clapboard siding.

Doorways

The first-story plan shows an exterior "cellar door" near the center of the west wall of the portion of main block running east-west. The doorway may have been located within a bulkhead.

Windows

The original house had small-paned windows and exterior shutters.

Roofs

The north-south section of the main block had a low-pitched hipped roof; the east-west section had a gable roof. Both roofs were covered with wood shingles, as evinced by such shingles preserved in the attic under later roofing materials. Judging by the 1883 roof plan (fig. 11)—which

is confirmed by the 1903 plan (fig. 42)—the 1810 roof may have had two skylights, one each on the upper north and south roof slopes.

The kitchen and sheds also had gable roofs. Their roof-covering materials are not known.

Finishes

Original exterior finishes are discussed in “House: Appendix F.”

Interior Elements

Basement

No pre-1883 plan was found for the basement. However, the pre-1883 first-floor plan (fig. 7) shows what appears to be an interior basement stairway, located in the side entry/stair hall in the south part of the house. It ran perpendicular to the present basement stairway, and ascended to a doorway in the south wall of a small room behind the original main entry/stair hall. This doorway sat where the south side of the top landing of the present stairway is today. Physical evidence for this includes the threshold of the original basement-stair doorway, which remains along the west side of the landing, and patches in the first-floor framing (i.e., the basement ceiling) underneath the landing.

First Story

Main Entry/Stair Hall

This area is now part of the Front Central Hall (Room 102). Figure 7 shows that the original main entry/stair hall was small, measuring only 8 feet 11-1/2 inches by 9 feet 8 inches. The east wall contained the main entrance to the house. A U-shaped main stairway began on the south wall; it ascended to a landing in the southwest corner, then rose to a landing in the northwest corner, and then continued to the second story. No physical evidence remains of this stairway. There was a north-wall doorway to the parlor and a south-wall doorway to the sitting room.

Circulation Hall

This room was directly west of, and was the same size as, the main entry/stair hall. It contained numerous doorways. The south wall had two: one at the east end, to the sitting room, and one at the west end, to the basement stairway. (Both of these were closed when the present basement stairway was built, but the frame and door of the sitting-room doorway remain embedded in the wall.) A doorway at the west end of the north wall led to the parlor. The north end of the west wall had an exterior doorway to the courtyard.

Parlor

This room is today's North Parlor (Room 103). The original plan of the parlor shows it had no exterior doorways. There were two interior doorways, both in the south wall. One led to the main entry/stair hall, the other to the circulation hall. Two windows were symmetrically placed in the east wall. There was a fireplace at the center of the west wall. (The present Gothic-style black marble mantel appears to have been added circa 1840-1850). A north-wall bay with three windows was added after 1847 (fig. 4) but before Olmsted bought the property (fig. 6). The pre-1883 first-floor plan (fig. 7) shows no windows in the bay, but they did presumably exist, because they are shown in the early painting (fig. 5).

Sitting Room

This area is now known as the Library (Room 101). Figure 7 indicates that the plan of the Library has changed little since 1810. A doorway at the east end of the north wall led to the main entry/stair hall. A doorway near the middle of the same wall led to the circulation hall. (As stated previously, it was closed when the present basement stairway was built, but the original door remains in the wall.) A third doorway, at the south end of the west wall, led to the south hall. The two extant east-wall windows are not shown in this drawing; this is presumed to be an oversight. There was a fireplace on the west wall.

South Hall

A small hall originally existed between the southeast and southwest rooms in the main block. It was divided into thirds. The southern third had an exterior doorway in its south wall, and interior doorways to the southeast and southwest rooms. The middle third contained a chimney stack and a stairway to the second story. The northern third contained the basement stairway, located under the second-story stairway. The position of the chimney in the middle of the hall made it impossible for a person to pass from the south to the north end of the hall. Instead, the basement stairway was reached via a doorway in the circulation hall.

Dining Room

This space corresponded roughly to today's Sitting Room (Room 105). The original east wall of this room was located 5 feet 9 inches further west than the existing wall. A fireplace was on the north wall; it was flanked by a closet on its east side and a doorway to the kitchen on its west side. A doorway in the east wall led to the south hall. There were two windows in the south wall and a single window in the center of the west wall. (All evidence for the latter window was covered over by later bookshelves and the construction of the Plant Room.)

Kitchen

This is today's Dining Room (Room 107). The level of the floor was 7 inches below the level of floors elsewhere in the 1810 house, judging by the current floor level. The south wall had a doorway to the original dining room at its east end, and one window at its west end. (All evidence for the placement of this window was obliterated during the installation of later French doors.) The

south end of the west wall had a doorway to the small, southwest shed (see below): it was in roughly the same location as the present doorway to the Pantry. One window sat farther north in the wall, lighting the large, rear shed (see below). There were two windows in the north wall. A fireplace and boiler were located on the east wall. North of the fireplace was a stairway ascending to the two chambers in the attic above the kitchen. South of the fireplace was a small closet.

Sheds

Plan

As stated previously in the discussion of exterior elements, a fairly large shed one and one-half stories high was attached to the west wall of the kitchen wing. The first story of this space corresponds roughly to today's Servants' Hall (Room 111) and Laundry (Room 113). A smaller, one-story shed sat in the southwest corner where the kitchen wing and the large shed intersected. This area would become today's Pantry (Room 109).

Figure 7 provides some information about the pre-1883 interior plan of the two sheds. The small, southwest shed appears to have been open to the east end of the large, rear shed; its use is unknown.³ The use of the east end of the rear shed is also not designated. The west end of the rear shed is identified on the plan as a wood shed. A "Passageway to privy" ran along the entire north wall of that shed. The extent to which the passageway was open to the rest of the rear shed is unclear.

The floor level of the southwest shed and the east end of the rear shed was about 2 feet 4 inches lower than the kitchen floor; the drawing suggests that it was covered with gravel. The floor level of the passageway to the privy appears to have been 10 inches lower still. The level of the floor of the wood shed is unclear, due to illegible handwriting on the plan.

The southwest shed had an exterior doorway in its south wall and a window in its west wall. (This window still exists, but the wall in which it sits is now an interior basement wall, due to the creation of the Pantry in 1883 and the addition of the present kitchen in 1903.) The rear shed had a window in its east wall to obtain light from the kitchen. The plan shows a stairway on this same wall that led to the "attic." (This probably was simply the loft over the woodshed.) The passageway to the privy had an exterior doorway at the east end of its north wall and a window farther west in the same wall.

³ Annotations on the 1883 first-story plan (fig. 8) mention a "pump room" from which sashes were taken for reuse. However, the annotations indicate that the pump room had a second story; the small shed had no such story, according to figure 5.

Second Story

The second-story plan (fig. 8) displayed the same general plan as the first story.

Main Stair Hall

This area contained two doorways, one in the south wall and one in the north wall. These led to the southeast and northeast chambers, respectively. One window was in the east wall. The west half of the space was occupied by the stairwell of the main staircase.

Circulation Hall

This area was narrower than the main stair hall, because its south side was partitioned off to contain the stairway to the attic. A north-wall doorway led to the northeast chamber; a south-wall doorway led to the south stair hall. The west wall had one window overlooking the courtyard.

Northeast Chamber

This bedroom is today's Room 204. It had two doorways in the south wall; one at the east end of the wall led to the main stair hall, while the one at the west end led to the circulation hall. There were two windows in the east wall and one window in the north wall. A fireplace was situated on the west wall, with a closet on either side of it.

Southeast Chamber

This bedroom is now Room 201. Figure 8 shows that this room had three doorways: one at the east end of the north wall, leading to the main stair hall; one at the south end of the west wall, to a small room or large closet; and one at the north end of the west wall, to the south stair hall. There were two windows in the east wall, two windows in the south wall, and a fireplace roughly centered on the west wall.

South Stair Hall

As on the first story, the south stair hall was divided into three portions. The south portion was a small room or large closet accessible only from the southeast chamber. The middle portion contained a chimney stack and the stairway to the first story. Remaining physical evidence suggests that it had a window sash in its ceiling to admit light from the attic, which was illuminated by two skylights. The north portion was larger than the others, for two reasons. First, it included space taken from the circulation hall to house the original attic stairway. Judging by a patched area in today's attic floor, this stairway was a straight run ascending west to east. Second, it included an area that normally would have been the northeast corner of the southwest bedroom. This appears to have been done in order to get natural light into the hall from a window overlooking the courtyard.

The south stair hall, in concert with the circulation hall, played a crucial role in second-story circulation patterns. It provided access from the first story to the second story and the attic. It

connected directly with the southeast and southwest chambers and the circulation hall, and indirectly with the northeast chamber and kitchen chambers.

Southwest Chamber

This room corresponds to today's Room 205. It had an angled wall in its northeast corner that contained a doorway to the south hall. Another doorway, at the west end of the north wall, led to three steps that descended to the two chambers above the kitchen (to be discussed shortly). There were two windows in the south wall and one in the west wall. The fireplace was centered in the north wall at that time, rather than being slightly offset to the west, as it is today.

Northwest Chambers

The half-story space above the 1810 kitchen was divided into two bedrooms. These will henceforth be called "kitchen chambers," to distinguish them from bedrooms in the main house.

South Kitchen Chamber

The south chamber was the smaller of the two. A doorway in the south wall led to the southwest chamber in the main house. A doorway in the north wall led to the larger kitchen chamber. There was one window in the south wall.

North Kitchen Chamber

The north chamber had a south-wall doorway to the smaller kitchen chamber. It also had a west-wall doorway that opened to a short flight of steps down to the loft of the large rear shed. Along the east side of the chamber was, from south to north, the stairway down to the kitchen, the kitchen chimney stack, and what appears to have been a closet.

Shed

Figure 8 indicates that the floor level of the loft over the large rear shed sat about 3 1/2 feet below the floor level of the chambers over the kitchen. As stated above, a short stairway along the east wall of the shed connected the two levels. The plan also indicates that there was another stairway just north of this one that descended to the first story of the shed.

Attic

There are no historic drawings to illustrate the pre-1883 attic of the main house. Modern schematic drawings were prepared to illustrate the floor and roof-framing plans of the house prior to 1883 (figs. 9-10).

Finishes

Interior finishes prior to 1883 were wood, plaster, and paint (see “House: Appendix F”).

Utility Systems

Gas lighting was installed in the house at some point, judging by capped gas-supply pipes remaining in the house. It is not known if this occurred prior to 1883.

The only piece of equipment described or illustrated in the early plans was a “boiler” located in the pre-1883 kitchen. No bathroom is shown; rather, a privy is designated as existing at the end of a passageway in the rear shed.

ADDITIONS AND ALTERATIONS OF 1883

Introduction

The most extensive alterations to the house were done by Frederick L. Olmsted, Sr., in 1883 after he purchased the house. Some changes were made for family living, including a large, two-story addition at the southwest corner of the main house. It contained a Plant Room in the first story and a bedroom in the second story. The small, southwest shed was rebuilt to be two stories high, having a Pantry in the first story and a bathroom in the second story. Also, the original kitchen wing and rear shed were greatly remodeled. Other changes were made for business purposes, including the enclosure of the two-story courtyard space between the main house and the original kitchen wing. The first story of the enclosure served as the North Entry, which provided easy access to the Olmsted office in the adjacent North Parlor. The use of the second story is unknown.

Information about the alterations of 1883 came from four main sources. The first of these was the *Specifications for Clark House*, prepared by John Charles Olmsted in 1883. These are discussed extensively here not only because they are excellent documentation, but also because they provide insight into Olmsted's plans for the house.

The second source of information was various historic drawings. A set of drawings (figs. 11-14 prepared by Boston architect C. Howard Walker accompanied the specifications. Other circa-1883 drawings are available, as well (e.g., figure 15). Comparison of the pre-1883 drawings (figs. 7-8) with those for the 1883 alterations illustrates the changes that Olmsted intended to make to the house. (There are no 1883 drawings for the basement or attic of the main house, but the specifications and the plans of other floors provide some information about them.)

Information about what work actually occurred can be gained from historic photographs and physical investigation. Figures 16-18 are general views of the exterior of the house photographed circa 1885, after the Olmsted alterations were completed. Other photographs taken at about the same time show specific elements (e.g., figure 19). Still more "as-built" information was obtained from physical investigation of the house performed for this historic structure report.

General Work

The 1883 specifications contain general information, as follows:

...of materials to be provided and labor to be performed in the erection of an addition and the making of repairs and alterations and the completion ready for occupancy of the old house on the corner of Warren and Dudley Streets, Brookline, belonging to Frederick Law Olmsted.

The work to be done includes all carpentring [sic], journerwork and wood work of every description mentioned in these specifications.... It includes also the chimneys and brick floor of plant room. It includes all plastering, glazing and painting, hardware customary for doors windows closets, etc.,

all shingling, tin roof flashing, gutters and leaders.... It will not include plumbing, gas piping, bells, speaking tubes, ventilating tubes, range, furnace, nor the preparation of foundations.

The contractor was instructed to give "...necessary attention for securing good work, [and was] to employ only the best workmen and materials...."

Structural Elements

Framing

The 1883 specifications stated that all framing for the new additions and reconstructions was to be of good, sound spruce. Sills were to be 4 by 6 inches for the kitchen; 4 by 4 inches for the Plant Room, and 6 by 6 inches for the North Entry. Summer beams were to be 6 by 10 inches, and the studs were to be 2 by 4 inches. The "floor beams" of the Plant Room addition and the North Entry addition, at both first- and second-story levels, were to be 2 by 10 inches; the other floor beams were to be 2 by 8 inches. Rafters were to be 2 by 8 inches; plates were to be 4 by 4 inches, and girts were to be 1 by 4 inches; the studs around openings were to be 3 by 4 inches. Floor beams were to be trussed wherever the spanning exceeded 8 feet. Partitions were to be trussed; trimmers and headers were to be of double thickness, and the floor was to be doubled under partitions. Stud beams and furring were to be 16 inches on center, while rafters were to be 2 feet on center.

Furring

The specifications indicated that all ceilings were to be cross-furred with furring strips measuring 1 by 3 inches. The chimney stacks except in the laundry were to be furred out to the dimensions shown on the plan, using 2 by 4 inch studs set "flatwise" and 1 inch from the brick work. No nails were to be driven into the chimneys, and no woodwork was to touch them. Proper grounds and corner moldings were to be set for plastering.

Sheathing

According to the specifications, all roofs, outside walls, and floors were to be covered with hemlock or spruce boards planed on one side and nailed twice at every stud or beam.

Exterior Elements

Walls

The specifications required that all new exterior walls be clapboarded over good stout building paper. New trim was to resemble the trim of the old house. All old clapboards and shingles covered by new work after the completion of the roof were to be removed, as well as the old boarding where practicable. New sheathing paper was to be put in under the old trim where the new work joined, to make the flashing joints tight.

“Proper” flashing was to be put in over windows and outside doorways, and where roofs joined walls. All exterior trim and woodwork were to be of good clear white pine. Exposed nails were to be countersunk for puttying, or else galvanized.

Doorways

A large, enclosed vestibule was designed for the front entrance on the east wall (fig. 15), but this was not built. Instead, the present vestibule was built as part of the 1883 work. It does not appear in 1883 plans; however, it is shown in photographs of the east elevation taken after 1883 (e.g., fig. 16). The exterior doorway in the newly created North Entry, according to the circa-1883 drawings, was to be 4 feet wide. It contained a Dutch door, with the top half having 25 lights, and the bottom half having raised panels (fig. 19). The outside steps to the North Entry and new kitchen doorways were specified to be of pine. The old basement doorway and steps were to be as shown on the plan, with proper flashing.

Windows

Judging by figures 16-18, the 1883 work did not change most of the earlier window openings, but it did outfit them with two-over-two, double-hung sashes. All two-over-two, double-hung sashes extant today probably date to 1883. The 1883 floor plans (figs. 12-13) indicate that some of the earlier sashes were reused in the rear areas of the house. The specifications stated that all new windows were to have blinds, except for those in the Plant Room.

Roofs

As explained previously, the original main house consisted of a ridge-hipped front (east) block and a gable-roofed side (southwest) block, at right angles to each other (see figure 10). In 1883, additions were built to the west of both blocks, and the existing roofs were extended westward to cover them (in an extremely complicated manner, judging by figure 11). The front block's shingled north roof slope was extended westward, to cover part of the new North Entry enclosure. Also, the front block's west roof slope was raised along its entire length, all the way to the roof ridge of the side block. This created a broad, slightly pitched roof over the rest of the new North

Entry, and over the remodeled spaces above the original kitchen. The raised roof area was so shallowly pitched that it had to be covered with tin.

The side block's gable roof was also extended westward, to cover the new two-story Plant Room addition. Its north slope pitched more gently than its south slope, so that it could also cover the new two-story Pantry addition (see figure 18). However, both slopes were adequately pitched for shingles. Much of the kitchen wing's gable roof seems to have been retained.

The 1883 specifications called for those roofs "intended to be shingled" to be shingled with the best quality of sawed cedar shingles. The ridges were to be covered with pine boards 6 inches wide with a heavy cap molding; the valleys were to be flashed with zinc. Chimneys were to be thoroughly flashed. The hips were to have flashings of zinc laid under each course of shingles, which were to be tapered so as to curve slightly up at the angle of the roof. The parts of the roof intended to be tinned were to have a sheathing of tarred building paper. The tin, which was to be first-quality roofing tin, was to be painted with pure linseed oil and run well under the ridge, chimney flashings, and the shingles, and run 6 inches up onto the skylights. One flat and one ridge skylight were to be built on the roof. The latter was to be provided with ample ventilating openings, while the former was to be on strong hinges and to have an adjustable hasp.

Cornice and Gutters

The specifications stated that new cornices were to resemble the corresponding ones of the old house. At least some of the old gutter and cornice were reused "to save painting." The locations of the new gutters and leaders are not clear from the specifications. One new gutter was to be hung at the west eave of the "present" kitchen; this probably meant the new kitchen, because the old kitchen's west wall would have been an interior wall. New leaders were to be installed "at the dining room"; this location is unknown. "Two new leaders" also were requested. It is not clear if these were the same as those "at the dining room."

Chimneys

Bricklaying was to include the construction of two new chimneys, one in the southwest addition and one between the new kitchen and laundry. The chimneys were to be a single wythe thick but thoroughly plastered inside and out. The one in the southwest addition was to be carried up to the height of those in the front part of the house and finished off in the same manner, with cement only in the last courses. This chimney was to have an 8-inch flue with a thimble for the furnace, and a 8- by 12-inch flue with an oval thimble for a Franklin stove in the second-story bedroom in the addition. The kitchen chimney was to be carried up to the height of the old kitchen chimney, and was to have two 8-inch flues. One was to have thimbles for stoves in the new laundry stove and the bedroom above the laundry. It also had an 8- by 10-inch furnace register set in the kitchen wall near the ceiling. The other flue was to have thimbles for the kitchen range and a stove in the bedroom above the kitchen.

Interior Elements: Basement

According to the specifications, work in the basement included the construction of two coal bins approximately 6 feet square with 2 by 4 studs and rough spruce boards for the coal slide. A provision closet was to be made of matched spruce boards on 2 by 4 studs, having a batten door with lock and key and two wide pine shelves on three sides of the closet. A new furnace air box measuring approximately 1 by 2 feet and approximately 20 feet long was to be made of matched spruce boards; it was to extend to the north wall below the dining room. The existing furnace air box was to be altered to reach an opening under the North Parlor's bay window. Wire netting was to be put over the exterior openings of both boxes, and both were to be provided with slide valves.

The above information suggests that: (a) the original furnace air box was vented to a location that was covered over by the creation of the North Entry in 1883; and (b) a second furnace was installed in 1883 to provide heat to the rooms in the rebuilt former kitchen wing.

The specifications also say to "Screw up floors above and put in approximately four posts 4"x6"." Presumably this meant to jack up the floors a small amount and install four new support posts.

Interior Elements: First Story

Front Central Hall

Walls

The wall dividing the original main entry/stair hall from the circulation hall was removed and replaced by an arched open doorway. The west wall of the former circulation hall also was removed, so that the hall would flow into the newly constructed North Entry.

Main Stairway

The specifications stated that the front stairway was to be removed and a new flight put up of "the same general character, as to detail, but wider and easier." The handrail and newel post were to be of cherry; the balusters were to be of beaded pine 1 by 1 1/2 inches, four to a tread and painted. The treads and risers were to be of pine. Changes were to be made to the partitions and the doorways of the hall in the first and second stories as shown on the plan.

The 1883 floor plans (figs. 12-13) show a new main stairway laid out on a square. However, recent investigation indicates that the square design was not built. It seems clear that the present stairway was built at that time, with some later reworking.

Evidence for this includes two sheets of undated drawings that show the design of the present stairway. One is a plan of the curved stair run (fig. 20), drawn on the same sheet as a plan for the

Plant Room, which was built in 1883. The other sheet contains an elevation drawing of details of the balustrade and newels, and an additional drawing of the stair plan (fig. 21). The drafting style of these two drawings is almost identical to that of the 1883 drawings for the two niches in the east wall of the Sitting Room (Room 105). Although the unexecuted 1883 stair plan appears in the 1903 alteration drawings for the house (e.g., fig. 40), this is undoubtedly due to the fact that the 1903 alterations were concentrated on the west side of the house, and that the east side was simply traced from the earlier, incorrect drawing.

Additional information came from physical investigation. The basic framework under the first landing of the main stairway was of heavy wood members secured with cut nails, indicating an early construction date. Wire nails were used for later reinforcement.⁴ Also, the plaster used to close up the original south-wall doorway to the Library (Room 101) dates to 1883: it is keyed to sawn lath secured with cut nails.

Paint analysis confirms the structural evidence. Paint samples were taken from three locations on the baseboard of the Front Central Hall. These were:

- the undisturbed, 1810 east wall of the Front Central Hall;
- the north wall of the hall east of the archway, where the partition dividing the original entry hall from the original circulation hall was removed; and
- the south-wall stringer of the main staircase.

As expected, the east-wall sample showed a full paint sequence, while samples from the other two locations lacked the early paints.

Front Basement Stairway

The original basement stairway was located in the north end of the south hall, and was accessed from the rear portion of the first-story circulation hall. This stairway was removed when the south hall was dismantled in 1883. The 1883 first-floor plan (fig. 12) shows a new front basement stairway as part of the proposed new main stairway. Again, the physical evidence shows that the proposed basement stairway was not built, but that the present basement stairway along the south wall was built instead. This corresponds to the 1883 specifications, which stated that a new basement stairway was to be built under the new front stairway, and was to be closed in with a door. The plaster in the present basement stairwell is keyed to sawn lath secured with cut nails, and the treads and risers of the stairway are constructed with cut nails—all indicative of circa-1883 construction. However, the staircase is boxed with unmatched vertical sheathing attached with wire nails, indicating a later date for the sheathing. As will be explained later, this sheathing material is thought to date to circa 1903.

⁴ This is particularly evident where the balustrade hand rails are crudely toe-nailed into the newel posts with wire nails. The later reinforcements may have been done when the stairway to the second story was built at the west end of the hall.

North Parlor

The 1883 first-floor plan shows no changes in the North Parlor. The coal-burning insert in the fireplace may have been installed at this time as the office's original heat source.

North Entry

The exterior courtyard area between the original North Parlor and the original kitchen was enclosed in 1883 to form the North Entry. The new entry hall had no south wall; it opened directly into the rear part of the Front Central Hall. From there, clients could enter the Olmsted office in the North Parlor. The specifications stated the following about the area:

...Floor of north entry to be of narrow spruce. Row of wardrobes to be put up [on west wall] as shown on plan, to be of pine, 5'6" high; top to have a small cornice; doors to be paneled and one dozen hooks to be put up in each closet outside door and frame to be of special design, upper half glazed and hood supported by pilasters.

Library

Judging by a reference to the "library chimney" in the 1883 specifications for the adjacent southwest room, the original sitting room became a library. Few if any alterations appear to have been made here. The original doorway to the circulation hall (at the west end of the north wall) ceased to be used, due to the extensive alterations that occurred in the entire hall area. The doorway was plastered over on the hall side, but apparently not on the southeast-parlor side: a circa-1885 photograph (fig. 22) shows the doorway still in place, covered by a curtain. (Recent removal of plaster and lath from the south wall of the adjacent stair hall exposed the north side of the door within the wall.)

Figure 22 also indicates that the 1810 fireplace was not changed in 1883. The late 19th-century wallpaper seen in the photograph still exists behind the bookcases on the north wall. A section of original chair rail can be seen between the mantelpiece and the bookcase; this remains today. However, the cornice molding seen is different from today's cornice.

Sitting Room

The 1883 specifications indicate that the original dining room at the southwest corner of the main house (Room 105) was converted to a sitting room. All of the woodwork in this room appears to date to 1883, with two exceptions: the wainscoting, much of which is original, and the floor, which postdates 1910. All of the doorways and windows in this room have similar molding profiles, matching the circa-1883 profiles in the Library and Front Central Hall.

Walls

The original south hall that sat just east of the original dining room was dismantled in 1883. This was done by removing the west wall of the hall, and the stairways to the basement and the second story. The original chimney stack along the east wall of the hall was retained, and the areas on either side of it became alcoves for the sitting room.

The specifications described the work as follows:

Partitions and stairs at east end of room to be removed, library chimney furred out as shown on plan and wainscot alcove to match rest of room. A 6"x10" beam to be put up across alcove for support of partition above. Beam to be boxed with pine, with panels and mouldings and supported by pilasters and brackets at ends.

The specifications called for the floor and ceiling to be "made good" wherever they were damaged by the work.

The above specifications do not particularly describe the present treatment, in which two arched openings on pilasters ornament the two alcoves. The south alcove is open, and has a doorway to the Library (Room 102). The north alcove contains cupboards that are accessed by upper and lower cupboard doors. However, it appears that the present treatment dates to 1883 or shortly thereafter. This is based on an early drawing (fig. 23) and a circa-1885 photograph (fig. 24), both of which show the same basic arrangement seen today. The main difference is that the north alcove originally had only one upper and one lower cupboard door.

The 1883 drawing shows the present-day picture molding at cornice level and at the level of the doorways' pilaster caps. It also shows the plain-board wainscoting with two half-round cap moldings. The lower of the two cap moldings is 2 feet 5 1/2 inches above the floor, which is the same level as the window stools. The upper cap molding, at the top of the wainscot, is approximately 3 feet 2 inches up.

Doorways

The original exterior doorway at the east end of the south wall was converted to a casement window with large lights and a sill at the same level as the other windows in the room. A panel was to be put below it, inside and out. The plastering was to be patched where required. The changes were definitely done in 1883, based on molding-profile and paint analyses.

Double doors were installed at the south end of the west wall, leading to the new Plant Room. (See figure 25 for elevation drawings of these doors and of windows for the Plant Room).

The north-wall closet east of the fireplace was removed. A 3-foot-wide doorway was to be opened in that location, to connect with the new North Entry as shown on the plan. The original doorway west of the fireplace, which led to the original kitchen/new dining room, was retained.

Windows

The original window near the middle of the west wall was removed and the opening plastered over, as per the specifications.

Fireplace

A new mantel was probably installed, although no mention is made of it in the specifications. This thought is based upon the fact that the style of the extant mantel is not consonant with an 1810 date.

Plant Room

Plan

A large, mostly square addition was built on the southwest corner of the main house in 1883. At first-story level, the southern two-thirds of the space was designed to be a conservatory. The northern third was itself divided into thirds. The center portion was a lobby that linked the main part of the Plant Room with the new dining room (former 1810 kitchen). The northwest portion was fitted up as a toilet room. The northeast portion contained an enclosed stairway (hereafter called the "southwest stairway") that led from the lobby to the second-story bedroom above the Plant Room. This stairway is not mentioned in the specifications, but it is shown in figures 12-14. The latter drawing refers to it as "new stairs to chamber."

Floor

The specifications for the Plant Room stated, "Floor of plant room to be of best Cambridge face brick laid in cement 2 inches thick on the average graded for surface drainage and in pattern as directed." The specifications for bricklaying stated that "The Cambridge brick pavement in plant room to be in herring-bone pattern or otherwise as directed and to proper grades for shedding water." The floor of the main part of the Plant Room today consists of a pressed-brick floor in a herringbone pattern laid in cement. The bricks measure 3 1/2 by 7 3/4 inches.

The specifications state that the new toilet and lobby portions of the Plant Room were to have floors of narrow spruce boards at the level of the floor of the new dining room. Their baseboards were to be of pine; their trim was also of pine, to be painted.

Walls

The specifications say the following about the walls of the Plant Room: "Plaster to be rough finished." The walls today are still covered with stucco containing pebble aggregate. The low walls below the windows in the south and west walls (called "foundations" in the specifications) were to be of brick. Figure 12 shows no fireplace on the north wall.

Doorways

The Plant Room had four pairs of French doors, as follows:

- a pair at the south end of the east wall, which led to the Sitting Room;
- a pair in the south wall east of the bay window, which led outside;
- a pair at the east end of the north wall of the Plant Room proper, which led to the lobby area; and
- a pair in the north wall of the lobby area, which led to the dining room.

The specifications stated that “The three pairs of glass doors to be single, glazed with lights about the same size.” However, figure 25 contains slightly different information, which corresponds to what is seen today. Two types of French doors were used, one with larger top lights rounded to form a shallow arch, the other with equal-size rectangular lights. There were to be one pair of the former and three pairs of the latter. One pair of the rectangular-light doors was to be double-glazed, rather than single-glazed. The round-headed pair were hung in the doorway to the Sitting Room; they remain in place today. The pair of rectangular-light door with double glazing were probably used in the exterior south doorway. The remaining two pairs of the rectangular-light doors (with single glazing) were used in the two doorways of the lobby.

A single doorway led to the closet built out from the east wall of the Plant Room proper (see “Closet,” below).

Windows

Figure 12 indicates that the Plant Room had two windows in its west wall and a three-sided bay window at the west end of its south wall. The specifications state the following about the Plant Room windows: “All windows to be held in place with screws; sashes to be 2 inches thick, double glazed, with lights about 15 inches square.” This probably refers to the two windows in the west wall, which are seen in figures 18 and 25 to have had have nine lights each. The specifications do not mention the bay windows. However, figure 12 says that “All windows in Plant Room to be fixed, lights about 15” by 30”.” This no doubt refers to the windows in the bay, which are seen in figures 25 and 26 to be long, narrow windows. Figure 25 indicates that all of the bay’s windows, like the west windows, were to be double-glazed. The roof of the bay window was glazed similarly to the walls.

Closet

A closet was built in the northeast corner of the room, under the new stairway to the second story (off the new lobby). The specifications said, “Closet under stairs to have spruce floor, cleats with hooks on one side; one shelf at back and four narrow ones at side.”

Shelves

The specifications called for “A two foot wide shelf of pine to be put up, the top to be 16 inches from the floor, and supported by [cleats] resting on turned legs 3 inches thick and about 3 feet

apart. The space underneath to be left open and the whole so constructed as to be easily removed, but firm." The 1883 plan (fig. 12) shows a shelf 16 inches high by 2 feet deep under the windows. The original shelf no longer exists; it may have been replaced by the present shelf when the window sashes were changed in 1903, or when the heating system was installed.

Toilet Fixtures

In the toilet room, the support basin and water closet were to have a black walnut lid and seat, both with brass hinges. The marble back of the basin was to have a black walnut shelf over it, hinged and finished as a box for brushes, etc.

Chimney

The drawings show a chimney in the northeast corner of the toilet room. This was one of the two new chimneys built in 1883. The specifications state that it was to have an 8-inch flue with a thimble for the furnace, and a 8- by 12-inch flue with an oval thimble for a Franklin stove in the second-story bedroom in the addition.

Dining Room

In 1883 the original kitchen was remodeled to serve as a dining room. The 1883 specifications called for the existing sinks, cupboards, boiler, stairs, and other kitchen equipment to be removed, and for the walls, ceiling, and floor to be "made good."

Floor

The flooring of the new dining room was to be patched as needed with hard pine.

Walls and Ceiling

The specifications state, "Existing wainscot finished all around the room or torn away and plastered smoothly and 3 inch chair rail and 8 inch baseboard put on, whichever proved to be less expensive." The entire room was replastered.

The specifications seem to indicate that the ceiling was to be finished in "beams and boards." The ceiling today does have beams, but the area between the beams is plastered.

Doorways

The doorway at the south end of the west wall, which led to the original small shed, was rebuilt to provide access to the new pantry that replaced the shed. A new doorway was cut through the south end of the east wall to access the new North Entry. Another new doorway was created in the south wall to connect with the lobby and thence with the new Plant Room. This doorway was fitted with "long glass doors," or French doors, according to the specifications. See the discussion of the Plant Room for more information on these doors.

Windows

The original window in the south wall was removed when French doors to the lobby were installed there. The specifications call for a window to be added to the north wall; figure 12 indicates that it was to be centered on the wall, between the two original windows. However, it is possible that the two original windows were removed instead, and that the two large, paired windows extant today were installed. These windows have a casing typical of the 1883 work, but a different muntin profile.

Fireplace

For some reason, the old kitchen fireplace on the east wall was omitted from the 1883 first-floor plan. (Perhaps there was a detail drawing of this area that has not yet come to light.) Information about the fireplace's extensive remodeling must be obtained from other sources. The specifications for bricklaying said that the work was to include "the opening [of] fireplace in existing kitchen and the laying complete on cement concrete 2" thick." This undoubtedly meant that the chimney, which had formerly contained only a thimble for a kitchen stove, was opened up to create a full-blown fireplace with hearth.

The fireplace received a new wooden mantel whose mantel shelf had a serpentine design (fig. 27). The specifications for the dining room state, "Chimney furred out to proper dimensions symmetrically with fireplace. Mantel to be put up at cost of \$25.00 similar to that in southeast room in detail." The term "symmetrically with fireplace" seems to refer to the fact that the plaster wall surrounding the firebox undulates with the mantel. The firebox has an elaborate cast-iron frame; the hearth has 4-inch-square brick tiles.

Closets

Today there is a small closet in the south side of the chimney stack, and a larger closet to the north side of the chimney. Physical evidence indicates that the former may well date to 1883, while the latter dates to the 1960's.

Pantry

In 1883 a two-story addition was built on the foundation of the small one-story shed southwest of the original kitchen. The first story of the addition was outfitted as a pantry. It measured 7 feet 9 inches by 6 feet 6 inches. Its floor was at the same level as that of the adjacent dining room (higher than the floor level of the previous shed). The area below the new floor became part of the basement; a window in the west wall became a basement window. The relationships of the floor levels can be seen in figure 14.

The specifications describe the equipment to be put in the pantry; the 1883 first-floor plan (fig. 12) shows the locations of the equipment.

The specifications read as follows:

Put in a set of three wash trays of clear 2" pine plank dovetailed and grooved together and all joints laid together with white lead. Put on hinged flap covers and strap for water pipes in pine. Baseboard and trim of pine to paint. Floor to be of narrow widths hard pine. Strengthen ceiling with 2"x8" beams.

Make slide to kitchen over table of clear pine. Under one end of this table make two small drawers with brass pulls. The kitchen refrigerator closet to occupy the other end. Facing of sink and drying board to be 6 inches deep of cherry. Drying board of cherry or black walnut to be grooved. The copper sink is to be supported in a box fitting close at all points or flashed with plaster of paris. Space below sink to be left open. Shelving with glass doors with bolts and locks of brass to occupy south wall above a recess for refrigerator 3 feet wide and 3'4" high and a set of drawers with brass pulls.

Kitchen

Plan

The 1883 kitchen (now the Servants' Hall, Room 111) was created in the east two-thirds of the pre-1883 large rear shed. The main part of the kitchen was in the west half of the room. Nearly all of the east half of the room was devoted to an entry area, with a foyer, two stairways, and a large closet all tightly grouped in the northeast corner of the room. One of the stairways was a new rear basement stairway that descended north to south along the north end of the east wall. This is seen in figure 14, marked "new stairs." A stairway to the second story ascended south to north above the basement stairway. Interestingly, the second-story stairway appears to have been the same one in this location in the pre-1883 large shed: both figures 12 and 14 call it "existing stairs." The foyer was along the north wall, next to the stairways; the closet was just south of the foyer.

Due to the large size of the above-described entry area, the southeast corner of the kitchen was essentially an alcove. The alcove contained two steps to a landing. From this landing, one could access the stairway to the second story, or one could climb a few more steps to reach the level of the new pantry. Again, figure 14 shows the relationship of the various floor levels.

Floor

The floor of the new kitchen was pine floorboards, which remain today.

Walls

The walls of the new kitchen were plastered. The specifications state, "Wainscot all around kitchen 4 feet high with 3" pine board matched and beaded with moulded capping and baseboard." The wainscoting in the room appears to date to 1883. A recessed area made for the stove in the west wall remains today. It measures 6 feet deep by 2 feet 2 inches wide, and has no wainscoting.

Doorways

The main part of the kitchen had two doorways in its east wall: one at the north end, to the foyer, and one farther south, to the large closet. A doorway at the north end of the west wall led to the new laundry. The foyer had a north-wall exterior doorway in addition to the west-wall doorway to the main part of the kitchen. The alcove had two south-wall doorways: one to a small closet for the kitchen refrigerator, the other at the top of the steps to the Pantry. The north wall of the alcove had a doorway to the stairway to the second story.

Windows

The south wall of the main part of the kitchen contained two new windows of unequal size. The 1883 plan says that the east one received used sashes from a chamber over the original kitchen, while the west one received used sashes from the “west side of chamber over pump[?] room.”

The north wall of the main part also contained two windows. The east window is cited as “existing,” which implies that it was the one seen in the north wall of the “passage to privy” in the pre-1883 drawing. The west window was apparently fitted with sashes reused from the south chamber over the original kitchen. Again, the 1883 plan shows the west window as being larger than the east window. However, the two windows are of the same size today, and the 1883 north-wall wainscoting around them is undisturbed. Therefore, the west window was probably created to match the east window in size, unless the wainscoting on this wall has been replaced.

The foyer was outfitted with a new window in its north wall, opposite the basement stairway, that received used sashes without weights from the “present kitchen.” The north wall of the closet also had a new window and used sashes without weights. This window was an interior window, designed to obtain natural light from the adjacent foyer.

Chimney

The 1883 work included the building of a new chimney between the new kitchen and the new laundry room, to serve stoves in both rooms. The specifications for bricklaying state that the kitchen chimney was to have two 8-inch flues, “one with 8”x10” furnace register set in at kitchen ceiling and thimble for laundry and bedroom above [laundry]. The other to have thimble for kitchen range and also one for bedroom above [kitchen].” Presumably the furnace register is the “ventilator” noted in figure 12 as being on the west wall next to the chimney. That drawing also shows a stove with hood on the west wall of the kitchen.

Equipment

The specifications for the kitchen stated:

“Provide frame of hard pine 1’x6” on pine brackets starting from baseboard for support of sink and draining board and a splash board 1’6” high of hard pine on wall. Draining board to be of pine and grooved. Fix dishing table in corner of clear pine and grooved with closet under[neath] containing one dozen hooks and closed by a batten door with brass spring catch. Fix in

position the dresser shown. Make it of clear pine with 3 drawers 1'3" deep with two knobs each and above 4 shelves 1 foot deep closed in with glass doors with bolt and spring catch of brass. Fix shelf 5 inches wide on wall near ceiling for water pipes and provide beaded board with screws for closing it in. Box an opening about 1'6" square through partition to chimney for stovepipe. Put up a shelf over it on iron brackets. Put up small shelf for clock. Make refrigerator closet as shown on plan with door opening 3 feet in clear; floor to be on same level as that of kitchen. It must be 2 feet clear in depth. Fur stairs to cellar and attic [second story] for plastering. Floor to be of hard pine matched and of narrow widths. Kitchen closet to have a pair of old sashes fixed in wall. The drawers and shelves of present pantry to be fitted in new closet. The wall next [to] stairs to be furred for plastering.

Figure 12 shows the sink on the south wall, complete with "draining board" on the east side and a table with a cupboard on the west side. The source of water for the sink is unclear.

Laundry

The western third of the pre-1883 large rear shed was outfitted in 1883 as a laundry (still known today as the Laundry, Room 113). The laundry had two doorways: an exterior one in the west wall, and an interior one in the east wall, opening to the kitchen. The south and north walls each contained one window. The sashes of the former were reused from the "pump room," while those of the latter came from the original kitchen. The laundry equipment was located in the southeast corner.

Interior Elements: Second Story

Front Central Hall

The second-story Front Central Hall was created in 1883 by combining two original rooms and a third new space. The partition between the 1810 second-story main stair hall and the 1810 second-story circulation hall was removed to make one area at the east side of the house. To the west of this was added part of the space over the new North Entry. As explained previously, the 1883 work included the enclosure of the original north courtyard at both first- and second-story levels. The southern third of the new second-story space was added to the new Front Central Hall. (The remainder of the new second-story space became a small room.)

West Central Hall

Plan

The West Central Hall was created in 1883 out of a chamber above the original (1810) kitchen. A wide doorway was cut in the former chamber's east wall, to connect it to the new Front Central Hall. However, as explained previously, the floor level of the former kitchen chamber was 2 feet 3 inches lower than that of the front part of the house. This difference in levels had been bridged in 1810 by a short stairway leading from the southwest bedroom (see figure 8). This stairway was retained in 1883, but a similar stairway had to be built between the new Front and West Central Halls (see figure 13; also figure 14, "new steps down"). A skylight was created over the steps.

Attic Stairway

As stated previously, the 1883 plan (fig. 13) shows: (a) an unbuilt design for a new main stairway that would not have affected the original attic stairway; and (b) the original attic stairway (marked "Existing"). When the present main stairway was built in 1883, instead of the one in the plan, the original attic stairway did need to be removed. It was replaced by a new stairway that ascended from a doorway in the south wall of the West Central Hall. The stairway itself was located in the two-story Plant Room addition, over the stairway from the first to the second stories in that addition.

The new stairway is shown in figure 14, marked "new stairs to attic." It also appears in figure 13, which is strange; as previously stated, figure 13 shows: (a) the version of the new main stair that did not require the removal of the original attic stair; and (b) the original attic stair still in place.

Linen Closet and Sink Closet

A linen closet and a sink closet were built along the north wall of the lower, west end of the new Front Central Hall. The specifications state the following about the linen closet:

Five shelves to be put in linen closet. In housemaid's closet, support for sink, dash board 18 inches high and one shelf. Stairs of pine and wood box with lid to be made as shown on plan between front and back entry. Old roof cut through and skylight put in ceiling over these stairs and head room to be cut through to bathroom as required to make all good.

The specifications do not mention the sink closet. Both closets are shown in the 1883 plan (fig. 13).

Second-Story Chambers

The small south kitchen chamber, as stated previously, was incorporated into the West Central Hall. Changes to the larger north kitchen chamber were described in the 1883 specifications under the section "Chambers" as follows:

In chamber over dining room (north side) floor to be over stairway and door moved as shown in plan. In closet thus formed, two dozen hooks and one wide shelf to be put all round. Four wide shelves to be put in the other closet. New, four-light sash to be put in each window, casement-hung. Stove pipe hole in floor to be repaired; fireplace opened and made good for use.

West Bathroom

As described earlier, the small southwest shed off the original kitchen was rebuilt in 1883 to be two stories high. A pantry was created in the first story of that space, while a bathroom was installed in the second story.

The specifications state the following about the new bathroom:

Bathroom to be finished in same style as toilet downstairs. At end of bath, drawers to be put to height of tub, and medicine closet above to ceiling, 1 foot deep with five 1/2" thick shelves. Side and door to be of matched and beaded hard pine with black walnut trim. Boxing of bath the same.

Physical investigation of the West Bathroom revealed much material from circa 1883: the subflooring and the sawn lath, all attached with cut nails; the plaster; and the doorway and window casings. Alterations in 1903 caused the repositioning of the bathroom's east and north walls. However, the east wall's 1883 location is evident today as a vertical plaster line in the southwest cupboard in the West Central Hall, which abuts the bathroom.

Interior Elements: Attic

The specifications had the following to say about changes made to the attics:

Stairs of spruce to be made to garret and from old to new garret. New garret to have rough spruce floor; no finish or plastering. Old window to be put in gable.

The “stairs of spruce” refer to the attic stairway built in 1883 in the Plant Room addition (see figure 14). This stairway led to the “new garret,” or the attic of the addition. The floor level of the addition’s attic was lower than that of the attic over the main house (the “old garret”). Therefore, an additional set of steps was needed to connect the two attics. These are also seen in figure 14, being marked “new steps up to garret.”

Interior Elements: Finishes

Plastering

The plastering performed during the 1883 remodeling was to be of the best two-coat and skim work, or rough finish where directed. Strong, good hair was to be used in the scratch coat. Laths were to be nailed at every stud or furring strip. All surfaces were to be finished perfectly true, and all angles were to be sharp and straight.

The 1883 specifications stated where this work was to occur:

Plaster work to include all of Laundry, Kitchen, kitchen lobby and closet, cellar stairs to floor, stairs to Kitchen attic, passage and two rooms over Kitchen . Also all of dining room, pantry, lobby toilet, plant room, plant room closet, and stairs to chamber above. In the sitting room there will be patching in the alcove and one window and door space. In the library and office, none. Wall patching to be done in all of north entry. Upstairs, patching to be done in the hall, none in the two front chambers, all of the hall bedroom on north and all of the new passage and part of the old one. Plastering to be done in the south chamber, one window opening. None in the low north chamber; all of bathroom and southwest chamber and part of housemaids’ closet and linen closet to be plastered. All of attic stairs to garret floor to be plastered; none in attic. Plaster to be made good everywhere, if injured. All of new outside walls to be back plastered and any other old walls if accessible, particularly in new dining room.

Painting

The specifications stated the following about painting:

All nail holes, cracks, etc. to be puttied up before painting. All knots to be shellacked before painting and all outside work to be primed as fast as put up. Shingles of roof not to be painted. Tin roof and flashings, two new chimneys and old ones if repaired, to be painted three coats. All new outside wood work to be painted three coats to match exactly the present color of the house. Two first coats of tin roof to be of pure linseed oil only and put on as soon as tin is in its place. The new inside woodwork to be painted three coats in colors directed [see "House: Appendix F"]. The painting not to include any repainting of work already painted, except [necessary] touching-up. Patches of new plaster in rooms where the plaster was already painted were to be filled or shellacked, ready for kalsomining or wall paper. Hard pine floors and hard wood finishes were to be oiled with two coats.

Utility Systems

It is assumed that Olmsted contracted for the installation of mechanical systems separate from the work that John Charles Olmsted specified for the house. The 1883 specifications state that the scope of their work would "...not include plumbing, gas piping, bells, speaking tubes, ventilating tubes, range, furnace, nor the preparation of foundations."

POST-1883 ADDITIONS AND ALTERATIONS

Changes in 1887

Exterior Elements

Alterations made to the house in 1887 are shown in a site plan thought to date to 1887-1889 (fig. 28). The most significant of these was the extension of the North Parlor (the Olmsted firm's office) approximately 7 feet 2 inches to the north. Originally, the North Parlor was a rectangular room measuring approximately 18 feet 11 inches by 15 feet 4 inches. In 1887, Frederick Law Olmsted, Sr., extended the North Parlor northward, to accommodate the needs of his expanding office—specifically, a long drafting table.⁵ At the second-story level, an enclosed sleeping porch was built above the North Parlor extension. The drawings for this work were done by the Boston architect, C. Howard Walker (figs. 29-32). The porch's location can be seen as the darkened area in a later drawing, figure 35.

The new north wall of the North Parlor was built with a bay at its center (fig. 28), like the earlier north wall. The bay was the same size as the original North Parlor bay, and had three windows. Another window was located in the east wall of the addition, and a fifth window was in the north wall west of the bay. The latter would later be enlarged into a doorway when the Front Entry and the first story of the Clerical Department were built in 1890.

Figure 28 also shows the barn after it was moved in 1883 to the northwest corner of the 1883 kitchen/laundry wing, and the carpentry shop built on the barn's south side circa 1884.

Interior Elements

First Story

Front Central Hall

The original doorway at the east end of the hall's south wall, which led to the North Parlor, fell into disuse sometime during the 1880's. (Circa-1890 photographs of the North Parlor—e.g., figures 33-34—show this doorway as being covered over, but not blocked up.) Apparently, the west doorway in the same wall was the favored means of accessing the North Parlor, being closer to the North Entry.) This arrangement may have started in 1883, or may have been initiated after the 1887 alterations.

⁵ Two drawings that propose this work bear slightly different dates. The drawing from which figures 29-30 were taken is dated 1887. The drawing from which figures 31-32 were taken bears what appears to be a later notation, "Olmsted Office - Ceiling of Office about 1891." This date is too late for the North-Parlor extension, since the circa-1890 construction photographs of the Clerical Department shows the extension as completed. The date of 1887 thus seems most reliable.

North Parlor

The northward extension of the North Parlor had to have a well-framed ceiling, which also served as the floor framing for the sleeping porch above it. The plan for this work is illustrated in figure 30, and details are shown in figures 31-32. The end plate of the original house is a timber 7 inches square; stud pockets are 1 3/4 inches by 4 inches, and are spaced 2 feet 2 inches apart. When the original north wall was removed in 1887, timbers measuring 3 or 3 1/2 inches by 7 inches were scabbed onto the 7-by-7 plate. They were boxed with wood using cut nails; this boxed-beamed ceiling treatment is extant today.

The existing portion of the North Parlor was also extensively remodeled in 1887. The original brick nogging was removed from the walls. The original doorway and window casings were replaced, the ceiling beams boxed, the walls replastered, and a new fir floor laid. The woodwork and plaster walls were painted a cream color (Munsell 5Y 9/2).⁶ The ceiling was finished with a salmon-colored plaster and unpainted. The floor was probably oiled, as was called for in the 1883 specifications for alterations to the house.

Figures 33-34 show the North Parlor after the 1883 alterations. The room is dominated by the large drafting table located in the center of the room. Account books line the south and west walls, and desks are placed along the east wall. The disuse of the southeast doorway to the Front Central Hall is evident. The doorway appears to be blocked off with furniture, and something seems to be hung over the upper half of the door. The doorway at the west end of the south wall is clearly in use. An enclosure has been built around it, and a heavy drapery hung at its opening. This doorway provided access to the Front Central Hall, and from there to the house and the North Entry.

Changes in 1890-1902

Exterior Elements

Additions

A number of office structures were built at Fairsted between 1890 and 1902. One of these was the Front Entry, built in 1890 to serve two purposes: (1) to provide a graceful link between the house and the first major office structure, later known as the Clerical Department; and (2) to provide a suitable entrance into the office area. The Front Entry abutted the northwest corner of the North Parlor; access between the two was obtained by converting a North Parlor window to a doorway. All of the office structures are discussed at length in volumes 2 and 3 of this report. However, many changes made to the Front Entry impacted the main house, particularly the North Parlor and the North Entry. Therefore, some information about the Front Entry is also presented here.

The Front Entry as built in 1890 was a gable-roofed structure with a large porch along its west side. This porch sheltered a doorway in the west wall of the Front Entry, and also the earlier

⁶ See "Offices: Appendix B. Paint Analysis," paint samples no. FRLA 01 P070-071, 078-084.

exterior doorway to the North Entry. Sometime before 1900, an addition was built on the west side of the Front Entry, replacing the original porch. (The addition corresponds to today's Room 103 in the Front Entry). The addition completely covered the exterior doorway of the North Entry, making it an interior doorway. This situation is shown in figure 35.

Roofs

Two circa-1895 detail drawings (figs. 36-37) exist that seem to have been prepared in anticipation of installing a new roof on the house. Framing materials specified for use were spruce, pine, and cypress. It is not known if this roof was in fact installed.

Interior Elements

First Story

North Parlor

The first story of today's Clerical Department was built in 1890, along with the Front Entry that connected it to the North Parlor. The west window in the north wall of the North Parlor was enlarged into a doorway leading to the Front Entry. The west window in the bay, which became an interior window, also was altered. Its double-hung sashes were removed, and its opening was filled with the same type of material used on the interior of the Clerical Department—matched cypress sheathing beaded to resemble a washboard.

Figure 38 is a photograph of the interior of the North Parlor taken in 1897. When compared with the circa-1890 photographs, several interior alterations are visible. The east doorway in the south wall is again operative. It has been painted a dark color. Additional bookcases have been built along the south wall. Several furnishing changes have also been made. A different clock has been placed in the southeast corner. The desk and chairs in this corner have also been changed.

Former North Entry

The creation of the Front Entry in 1890 and its later extension meant that the 1883 North Entry was no longer used to access the offices. In 1899, a plan (fig. 39) proposed the following changes to the former North Entry:

- build a stairway along the east wall, to provide a direct link to the second-story space above the former North Entry;
- build "cases" along the west wall;
- remove the single door from the west-wall doorway, a former exterior doorway that by now led to the Front Entry extension;
- build a partition—containing an interior window and a doorway—across the room in line with the stairway's newel post; and
- build a closet under the stairway.

The south wall of the room was left open to the Front Central Hall.

It is difficult to determine which of these proposed changes were executed. Most of the physical evidence for them was obliterated during later remodelings. None of the changes are seen in the 1903 plans (fig. 40-41), but—as demonstrated frequently—the 1903 drawings are rather inaccurate about areas not remodeled at that time. Marks on the plaster walls indicate that the cases and stairway were indeed installed. It also likely that the west-wall door was “unhung.” The 1903 first-floor plan (fig. 40) proposes to hang double doors here, which would probably not have been necessary unless the single door had been removed previously. Second, the removed door appears to have been reused as the east door of the barn’s carpentry shop prior to 1909.

After the 1899 alterations, the former North Entry may have been used for photographic storage. By 1909, it had been in that use for some time.

Second Story

Room Above Former North Entry

The 1899 plan also shows proposed changes to the small room above the former North Entry. In addition to the new stairway along the east wall, the plan shows a new doorway cut through the south end of that wall. This doorway would have led into the rear of the southwest closet in the Northeast Bedroom. It is not known if the goal was to connect the two rooms, or only to provide a closet for the small room. Insufficient physical evidence remains to determine if the doorway was actually created.

Changes in 1903

Exterior Elements

Plan

The second major period of alterations to the house took place in 1903, after the death of Frederick Law Olmsted, Sr. Drawings done for the 1903 remodeling are reproduced as figures 40-45; building permits are included in “House: Appendix H”; photographs showing the work in progress are figures 46-47; and views of the completed work are figures 48-49. A new kitchen was built in the corner formed by the pantry and the 1883 kitchen/laundry wing. The complicated 1883 roof structure of the main house was replaced with the simple ridge-hip design seen today (see figure 40). This was done largely to permit the construction of two sleeping rooms and a bathroom in the third story. A building permit dated July 16, 1903, calls for the addition of a shed and changes in the kitchen. Another permit dated September 19, 1903, is for: (a) the addition of a kitchen measuring 26 by 12 feet; (b) the raising of the back end of the house one story; and (c) the addition of a new dormer. The 1903 drawings also show a pergola extending along the south wall of the kitchen, but no evidence has been found that it was ever built.

Walls

While most of the new work was covered with clapboards, the south wall of the new kitchen were coated with a stucco-and-pebble mixture. This can be seen indistinctly in figure 46, and clearly in figure 49. The reason for this may have related to the pergola originally intended to be built along this wall.

Doorways

Figure 40 shows a glazed double doorway leading from the Plant Room (by then called the Breakfast Room) to the pergola. There is no evidence in the brickwork that this doorway was ever built, which makes sense, since the pergola itself was never built.

Windows

The small-paned windows of the Plant Room (see figures 25-26) were replaced with large plate-glass windows. A circa-1904 photograph (fig. 48) shows that the two windows on the west wall each had a row of small panes over top of the plate glass. The south wall of the new kitchen was to have two pairs of small, high windows, to avoid interfering with the pergola. The center of the kitchen's west wall had a group of three windows, which were positioned so as to be over the kitchen sink.

Roofs

The new roof was a simple ridge-hipped design. The ridge ran east-west, the lower roof slopes were pitched, and the upper slopes were almost flat. Cross gables were built at the north and south ends of the west wall, and a dormer was installed in the roof between the gables. Figure 42 indicates that a ventilator was installed on the south roof slope of the main house, below the chimney; this may well be the louvered vent there today.

The 1903 roof design retained some of the existing lower roof slopes on the main house: the east slope (1810), the east half of the north slope (1810 and 1883), and most of the south slope (1810 and 1883).⁷ Figure 42 suggests that the 1810 south skylight was retained, but that the one in the north roof slope was removed. Finally, figure 48 indicates that the roof of the Plant Room bay was changed from glass to shingles by 1903-1904.

⁷ The frame of the original north roof slope remains inside the 1903 roof structure.

Interior Elements

First Story

Front Central Hall

The 1903 first-floor plan (fig. 40) shows the main stairway as proposed in 1883, but not built. As explained previously, all evidence indicates that the main stairway actually built in 1883 was the present one. This discrepancy in figure 40 has a simple explanation: since the 1903 alterations did not affect the first-story Front Central Hall, the incorrect 1883 drawing (fig. 12) was not corrected when it was incorporated into the 1903 drawing (fig. 40). The same thought may explain why figure 40 does not show the North Parlor's 1887 extension or 1890 doorway to the Front Entry.

Former North Entry

As stated previously, figure 40 shows that double doors were proposed to be hung in the former North Entry's west-wall doorway. Figure 40 also indicates that the 1903 work did not include the construction of the room's present south wall, a later action that reinforced the room's use as a storage area.

Plant Room

The 1883 toilet room in the northwest corner of the Plant Room addition was dismantled in 1903 (fig. 40). The east half of the space, which contained the 1883 chimney stack, was converted to a broom closet. The west half of the space became the southeast quarter of the enlarged pantry (see the subsequent section "Pantry").

Figure 40 shows a firebox-like opening recessed into the north wall for a stove to be "set in." The back of the firebox was to project into the east half of the 1883 toilet area (now a broom closet), and its flue was to vent into the 1883 chimney in the broom closet. A working fireplace was in this location by 1910 (see figure 55). It is not known if the recess was actually built in 1903, or if a stove was ever used in it prior to the installation of the fireplace.

Figure 40 also suggests that a "lift," or elevator, was envisioned for the southwest-stair enclosure off the Plant Room lobby. Such action would have required the removal of the southwest stairway. The elevator was not installed until 1910, however, so the southwest stairway probably remained until then.

Dining Room

There were no major alterations to the dining room in 1903. The doorway at the east end of the south wall, connecting the dining room to the sitting room, is still shown in the 1903 plans. The plan does not show either of the closets currently flanking the fireplace. Since it is thought that the south closet dates to 1883, its omission would appear to be an oversight. As will be explained later, the north closet postdates 1903.

Pantry

When the present kitchen was added in 1903, the pantry was approximately quadrupled in size (see figure 40). The space for the enlarged pantry was obtained as follows:

- the 1883 pantry formed the northeast quarter;
- the west end of the former 1883 toilet room had its north wall removed, to form the southeast quarter (see the previous section “Plant Room”); and
- both of the above areas were expanded westward, to form the northwest and southwest quarters.

The new pantry measured 12 feet by 12 feet 6 inches, with shelves lining all sides. The plan called for a skylight over the pantry, but it is not known if this was ever built. The 1903 floor may still exist under the present linoleum, judging by a patched area where the broom closet was removed by the Richardsons. The doorway to the kitchen appears in the plan to be centered in the west wall. However, it may actually have been built in its present location, farther south in that wall. A sink is shown along the south wall. Two windows are shown above the sink. These were replaced in 1968 with a bay window, but were recreated in 1986.

Material remaining from 1903 in the Pantry today includes the counter along the north wall, which has wainscoting underneath. There also is evidence of the 1903 counter and wainscoting along the south wall, under the sink.

New Kitchen

As stated in connection with the exterior alterations, a new kitchen measuring 12 by 18 feet was added in 1903. The wood floor currently under the linoleum in the kitchen was probably installed during the 1903 work: it includes a short stairway in the northeast corner leading down to a doorway to the Servants’ Hall, as shown in the 1903 drawing. The plan indicates that the extant doorway in the east wall, leading to the Pantry, had a door hung to the south jamb. This door no longer exists, and nothing is known of its appearance. The drawing shows two pairs of windows in the south wall and a triple window in the west wall, above the sink. The south-wall windows were later replaced, but the west windows are extant. These are the only 1903 woodwork remaining in the kitchen today. A gas range was installed along the north wall.

Rear Stair Hall

The 1903 drawings are somewhat confusing concerning the transformation of the 1883 kitchen stairways and entry foyer into the present-day Rear Stair Hall. The drawings clearly show that the 1883 straight-run stairway to the second story was replaced by the present dog-leg stairway at that time. (The additional width needed for the dog-leg stairway was obtained by taking the back half of the 1883 kitchen closet.) The 1883 straight-run stairway to the basement was replaced by a similar stairway located under the west flight of the new dog-leg stairway. The new east flight sat where the 1883 basement stairway had been. It had six steps up to a landing at the level of the first

floor. The steps were necessary because the rear stair hall's entry area was still at the level of the 1883 kitchen, i.e., below that of the first floor. The ceiling above the stairway and landing was covered with plaster. From the landing, another flight of steps (directly above the basement stairway) led to the second story of the servants' wing.

The extent of work in the entry foyer is less clear. The 1903 first-floor drawing (fig. 40) indicates that the front half of the 1883 kitchen closet was to be removed, and that the 1883 entry foyer was to be reduced to only the width of the double stairway. However, the front half of the 1883 closet exists today, and the entry area is correspondingly wider than the double stairway. Apparently a decision was made after the 1903 drawing was done to perform less work than originally intended.

Figure 40 does confirm that the exterior doorway in the north wall of the entry foyer was moved slightly eastward in 1903. The window seen east of the doorway in this drawing is noticeably smaller than the window there in the 1883 drawing. Also, figure 40 calls for "new sash" for this window. The drawings are corroborated by the physical evidence: the present (1903) window has four-over-four, double-hung sashes, instead of the earlier, six-over-six sashes.

Servants' Hall

In 1903, the 1883 kitchen was remodeled for use as a sitting room for the servants. The rebuilding of the stairways in the Rear Stair Hall required that the steps and landing from the former kitchen to the pantry be blocked off. A new doorway was cut in the south wall; as stated in connection with the kitchen, the doorway led to a short flight of steps up to the level of the new kitchen's floor. While the rear half of the large 1883 kitchen closet was taken for the new basement stairway, the front half was apparently retained as a closet for the servants' hall.

Second Story

Northwest Bedroom

The bedroom above the 1883 dining room had had a low ceiling ever since the house was constructed in 1810. In 1903, the room was raised to a full two stories. The evidence for this is figure 43: it provides detailed information only for this area of the house, indicating that this was the only area to be changed.

West Central Hall

The 1903 plans (figs. 41-42) call for the stairway to the new third story to be located along the north wall of the West Central Hall. The proposed design ascended eastward to a U-shaped landing in the third story. The short 1883 stairway down from the Front Central Hall was to be retained unchanged. However, a comparison of the 1903 plans with the second- and third-story HABS drawings (figs. 89, 93) indicates that a very different design was actually built. The short 1883 stairway was rebuilt farther west. This allowed the creation of a wide landing at the east end of the hall, at the same level as the front part of the house. From here, the stairway to the new third story ascended westward along the north wall of the hall.

It would seem that the changes stemmed from the desire to reverse the proposed direction of the stairway to the third story. (It was the need for a wide landing at the east end of the hall that caused the short stairway to be shifted westward.) There are at least two explanations for wanting to reverse the stairway. First, the 1903 third-story plan shows that the proposed stairway would have terminated inconveniently at the opposite end of the third-story hall from the bedrooms and bathroom on that story. The reversal of the stairway caused it to terminate close to the doorways of those third-story rooms. Second, the proposed stairway would have been longer than the one actually built: it would have begun at the somewhat lower level of the hall, rather than at the level of the front part of the hall.

The 1903 second-story plan indicates that the 1810 steps up to the adjacent southwest bedroom were removed at that time, and that the stair enclosure was converted to a closet for the bedroom. The plan shows a solid wall along the back of the closet. However, a cupboard-type doorway exists here today, providing access to the closet. This likely dates to 1903.

The construction of the 1903 stairway to the third story required the removal of the wood box, linen closet, and sink closet seen along the north wall in 1883 (fig. 13). Two new closets were built under the new stairway—one into the side of the stairway, the other under its west end. The side closet may have been a new linen/storage closet, based on the 1903 plan.

The 1883 attic stairway ascending from the south wall of the west central hall was no longer needed after 1903: access to the attic (over the front half of the house) was provided from the new third story (over the rear half of the house). The 1903 second-story plan (fig. 41) calls for:

- the removal of the 1883 attic stairway;
- the closure of the hall doorway that led to it; and
- the construction in the former stairway enclosure of a stairway from Room 208 to Room 310.

The plan is incorrect in several respects. The stairway was in fact removed sometime between 1903 and 1910, but the hall doorway to the space remains today. Also, the plan seems to propose an elevator in the same space as the stairway to Room 310. As explained below, the physical evidence indicates that the stairway was never built.

Sitting Room

Figure 41 indicates that by 1903, the bedroom above the Plant Room addition (Room 208) was called the "Sitting Room." As stated in connection with the Plant Room, the elevator specified in the 1903 plan was not installed until 1910. The stairway down to the first story thus probably remained intact until that time.

As indicated above, the 1903 second-floor plan seems to call for the removal of the 1883 attic stairway, and the construction in its location of a new stairway, in place of the removed 1883 attic stairway, from Room 208 to Room 301. However, no such stairway remains today, nor is there any physical evidence of a stairway in the closets that exist here today. Also, as will be explained

shortly, a circa-1903 closet in Room 301 sits where the new stairway would have been. It thus seems unlikely that the stairway was built.

West Bathroom

The west bathroom was made smaller, by moving the 1883 east wall westward approximately 14 inches. This was done to enhance access from the west central hall to the new rear stair hall. The 1883 north wall was also moved southward, to create more room for the new adjacent shower room.

Shower Room

A shower room was built just north of the west bathroom. Part of the space was taken from the west bathroom, as explained previously, while the rest was obtained from the bedroom over the 1883 kitchen. The shower room was about the same size as the west bathroom, but had a closet off its northwest corner.

Servants' Bedrooms

The half-story attic over the 1883 kitchen and laundry, which contained two bedrooms, was raised to a full two stories in 1903 to create sleeping space for servants. As seen in figure 41, two closets with double doors were planned to be built south of the chimney stack.

Third Story

Plan

The raising of the roof along the rear portion of the house permitted the addition of two sleeping rooms (Rooms 301 and 303) flanking a bathroom (Room 302). The construction of the southwest sleeping room (Room 301) departed in two ways from the 1903 plans. First, figure 41 shows the only entrance to the bathroom as being in the north wall of Room 301. Physical evidence proves that this doorway was never built, and that the present bathroom doorway to the hall was built instead. The closet in the northwest corner of Room 301 today does appear to be a later addition, judging by the finished appearance of the interior and the folding closet doors. However, there are no marks on the walls of either Room 301 or 302 that a doorway ever existed here.

In addition, paint samples taken from the south and north walls of Room 302 are identical to each other. The same is true of samples from the hall doorways the bathroom and adjacent Room 303. This is further indication that no structural changes were made to either the walls or doorway of Room 302 after 1903.

The second departure from the 1903 plans involved the stairway down to the second story shown in figure 42 along Room 301's east wall. As stated previously, this stairway was never built. The closet in the northeast corner of the room, where the stairway would have been, dates to either the construction of the room in 1903 or shortly thereafter. Physical evidence for this includes the appearance of the construction and finishes inside the closet. The walls and cornice molding inside

the closed are primed, with no finish coat. The joints and nails securing the cornice molding are unfinished; the east-wall cornice is one piece, continuing behind the closet. There are no surface irregularities in the plaster on the walls around the closet or along the east side of the room that would indicate that a staircase had been removed.

These departures from the 1903 plans are apparently a result of construction changes which took place at that time. The northwest sleeping room (Room 303) was built according to the 1903 plan.

Attic

The stairway from the third story to the attic over the front half of the house was built in two stages (1883 and 1903). Upon inspection of the attic stairway, the extension at the bottom of the stairs appears to be original to 1903, although not shown in the 1903 third-floor plan. A patch at the top shows where the 1883 steps came up from the second floor to the attic.

Changes Circa 1904-1910

A few alterations were made to the house between 1903 and 1910, based on their absence from the 1903 drawings and appearance in circa-1910 documents. A larger number of alterations to the house were performed for Mrs. Olmsted in 1910. Most of these were changes to the servants' wing, although some work was also done in the main house.

Exterior Elements

Figure 50 is a plan of improvements proposed in 1910 for the rear wing of the house, which contained servants' quarters and a laundry. This included raising the roof 2 feet; extending the wing 3 feet to the west; and constructing a sleeping porch on top of a large dormer on the wing's south roof slope. The old chimney was retained, but new shingles were laid on the new roof over the wing. A 1910 photograph (fig. 51) shows the west elevation of the house after these changes. While the sleeping porch appears to have a roof of fabric over a wooden frame, no physical evidence was found to substantiate this. More likely the roof was painted wood.

Interior Elements

Main House - First Story

Front Central Hall

In 1883, the west end of the hall's north wall—originally an exterior wall—had been removed to open the Front Central Hall to the new North Entry. After the North Entry ceased to be used as

such, the section of wall was rebuilt. The historic plans indicate that this occurred after 1903 (fig. 40) but before December 8, 1909 (fig. 52).

Another post-1903 change to the Front Central Hall was the permanent closure of one of the two original south-wall doorways to the North Parlor. As described previously, the easternmost of the two doorways ceased to be used circa 1883-1887, but was back in use by 1897. The westernmost of the two doorways was still extant in 1903 (fig. 40), but was permanently closed by 1909 (fig. 52).

North Parlor

The closure of the original hall doorway at the west end of the south wall has been discussed in connection with the Front Central Hall. The December 1909 drawing (fig. 52) shows that the firm's vault was by then located in the southwest corner of the North Parlor. The same drawing shows a new doorway in the west wall north of the fireplace. This led to the former North Entry, which by then was a photograph storage room again undergoing remodeling. The doorway is discussed further in connection with the former North Entry.

Former North Entry

This space was extensively remodeled again for office use in 1909-1910. The best information about this work is contained in two drawings, the one dated December 8, 1909 (fig. 52), and another dated March 4, 1910 (fig. 53). Figure 52 clearly indicates that the former North Entry was being used for photograph storage by that date. It also suggests that the present south wall of the room had been built prior to that time.

A major change to the former North Entry was the previously described creation of a new doorway at the north end of the east wall, leading to the North Parlor (Front Office). The circa-1900 stairway on this wall had to be removed to make room for this doorway. A new stairway was built ascending in the opposite direction (northward). It was a straight run, with three winders at the top. A file table was built along the west side of the stairway.

The 1909 drawing states that the old photographic storage cases along the west wall of the room were to be moved to the second story. A note on the first-floor plan states: "Fit up new shelves in closet upstairs and built additional cases and more present cases upstairs?" It is also noted that an old case from the Front Entry has been moved to the second story.

The first story may have been converted at this time for use as a correspondence/file room. This is based on two facts. Figure 53 calls for letter files to be built along the west wall after the photograph cases had been removed. Also, a floor plan for the offices dated July 13, 1911, calls this room the "Correspondence Filing Room" (figure 51 in Volume 2, Part 1, "Offices: Existing Structures, Clerical Department").

Sitting Room

This room had an original doorway west of the fireplace, which led to the original kitchen. The doorway was retained in 1883 and 1903, but was subsequently closed when the present closet here was created. This occurred prior to 1910: the closet here is seen in a 1910 photograph of the room (fig. 54). The walls of the closet are covered with matched boarding that presumably dates to the construction of the closet. Shelves and bookcases exist along the north end of the west wall. Behind the shelves are the same type of matched boards as used in the closet, suggesting they were added at the same time. The ceiling cornice is the same type as that on the mantelshelf.

Plant Room

A 1910 photograph of the Plant Room (fig. 55) shows the present-day fireplace on the north wall, with brick firebox and dark-painted mantel. The andirons in the firebox indicate that it was a working fireplace. As stated previously, the 1903 plans showed a recess for a stove here, rather than a fireplace. It is not known if a stove was ever used in this location, or if the present-day fireplace was built instead. The photograph also shows the stucco-and-pebble wall finish thought to have been applied when the Plant Room was built in 1883.

The 1883 southwest stairway off the Plant Room lobby was removed to permit the installation in 1910 of an elevator to Room 208. (As stated previously, the stairway may have been removed as early as 1903.) The elevator occupied the north half of the former stairwell; the south half was a closet.

Main House - Second Story

Circa-1910 changes to the small second-story room above the former North Entry probably included the creation of two features extant today: a southwest closet and a passageway to the northeast bedroom. Neither is present on the 1903 plan (fig. 41), but both appear on the 1913 plan (fig. 57).

The closet juts out from the west end of the south wall of the small room, into the Front Central Hall. It was accessed by the room's original doorway to the Front Central Hall. Thus, a new doorway to the hall had to be cut in the east end of the south wall.

The passageway was created by cutting another new doorway, this one at the north end of the east wall of the small room. It led into the back of the northwest closet in the northeast bedroom, and thus into the bedroom itself. As explained previously, a similar passageway to the northeast bedroom may have been created circa 1900, through the bedroom's southwest closet. If such a passage was in fact created, it must have been closed circa 1910, when the stairway in the small room was rebuilt across this location.

Servants' Wing - Second Story

The 1910 plan (fig. 50) shows how the second story of the servants' wing was to be partitioned into two bedrooms, a storage room, and a bathroom. The sink and toilet in the new

bathroom were actually installed on the south wall, rather than on the east wall, as shown in the drawing. The south room's closet is now larger than shown on the plan (see figure 89). Either the closet was built larger than originally intended, or it was enlarged after its initial construction.

Changes Circa 1913-29

Figures 56-57 show the house as it existed prior to alterations carried out in 1913 and thereafter.

Exterior Elements

A two-story wooden porch was added to the west side of the servants' wing by 1926.⁸ The first story of this porch provided shelter for the exterior laundry doorway. The second story, which had a solid shed roof, was a sleeping porch off Room 215, a bedroom for servants. The pair of 1910 windows seen at this level in figure 51 were converted to doorways to access the new porch. In 1927 the roof covering on the offices, and the wood roof shingles on portions of the house, were changed to slate.

Interior Elements

First Story

Front Central Hall and Dining Room

New flooring was laid in the hall and dining room in 1929.⁹

North Parlor

Partitions were built in the North Parlor in 1913 to create offices for John Charles Olmsted and Frederick Law Olmsted, Jr., the firm partners, and their secretaries. Figure 56 depicts the first-story layout prior to the work. Figure 58 is a floor plan showing the locations of the new partitions along the east wall. This drawing shows that the doorway at the east end of the south wall is again operational. Figure 59 is an elevation drawing of the partitions. They were constructed of wood and glass and were attached to the boxed beams.

⁸ Amy Millman, *Historic Resource Study: Frederick Law Olmsted National Historic Site* (Boston: Division of Planning and Design, North Atlantic Region, National Park Service, November 1982), p. 64.

⁹ Letter from HDP to Frederick Law Olmsted, July 11, 1929; letter from Jamaica Plain Floor Co. to Olmsted Brothers, Aug. 9, 1929.

Second Story

The room over the former North Entry was apparently at some point converted to a dressing room and bathroom for the house, ending its association with the offices. It is probable that this occurred circa 1925. As explained previously, this room and the former North Entry below it were converted for office use prior to 1909 and remodeled for the same in 1909-1910. Sometime later, the cases and stairway associated with this use were removed from both rooms (see figures 70 and 89). This seems attributable to the 1925 building of the second story of the Clerical Department, which had an area for photographic storage.

Both the former North Entry and the room above it were thus freed up for reuse at that time. In the second-story room, a dressing room was built on the south side, and a bathroom on the north side. The southwest closet was retained as part of the dressing room.

In 1923 the shower bathroom on the second story of the main house was renovated and completely tiled.¹⁰ New flooring was laid in the upper hall in 1929, along with the lower hall and dining room.¹¹

Changes in 1930-1964

From 1930 until 1964, the house was rented to various tenants, beginning with Sarah and Frederick L. Olmsted, Jr. The tenants made few alterations; most of these consisted of painting, plastering, and other routine repairs.

Exterior Elements

The exterior of the house was repainted several times, and the servants' wing was clapboarded in 1953.¹² New glass was installed in the transom of the vestibule doorway in 1959.¹³

¹⁰ Frederick L. Olmsted, Jr., to Capt. Ernest Pentecost, Aug. 27, 1923. Copy of letter from the Office of Olmsted Brothers. Mss. Division, Library of Congress.

¹¹ Letter from HDP to Frederick Law Olmsted, July 11, 1929; letter from Jamaica Plain Floor Co. to Olmsted Brothers, Aug. 9, 1929.

¹² Millman, p. 67.

¹³ Letter, W.L. Cummings & Co. to A. Richardson, Olmsted Assoc., Nov. 27, 1959. [New glass in] vestibule above front door.

Interior Elements

First Story

A Type-A “Aqualator” humidifier made by the Wilcolator Company of Newark, NJ, was installed in the east end of the north wall in 1930.¹⁴

A drawing was made in 1931 for a new mantel in the Plant Room (fig. 60), but it was apparently never built. A small lavatory was installed in a closet along the east side the Plant Room; this was done in the 1950’s, judging by the style of the fixtures.

The present closet in the southwest corner of the Front Central Hall was built sometime after the new hall floor was laid in 1929. This is based on the fact that the floorboards run under the closet walls. The creation of the closet required that the west-wall doorway to the dining room be shifted slightly northward from its 1883 location.

Second Story

A Type-A “Aqualator” humidifier similar to that installed in the first-story hall was installed in the east end of the north wall in 1930.¹⁵ The bathroom above the former North Entry may have received a new tub with shower.

Changes in 1964-1979

Exterior Elements

The kitchen’s tar-and-gravel roof covering was replaced with asphalt roll roofing in 1975.

Interior Elements

First Story

In 1964 the Richardson family purchased the house. The Olmsted firm continued to use the office complex, but it vacated the North Parlor. This became the family’s recreational room, and several alterations were made. The 1913 office partitions were removed in the 1960s. (They are presently stored in the shed.) The door in the north-wall doorway leading to the Front Entry had its glass panels replaced with wood. Bookcases were built along the south wall. Another doorway was cut through to the storage room west of the parlor (the former North Entry). Shelving and

¹⁴ Letter, Boston Heating Company to Olmstead [sic] Brother, Feb. 5, 1930.

¹⁵ Letter, Boston Heating Company to Olmstead [sic] Brother, Feb. 5, 1930.

possibly the circa-1900 stairway in this storage room were probably removed during this period—they were gone by 1982 (fig. 70).

The kitchen was remodeled, with a bay window and doorway added to the south wall (see figures 61, 64). The pantry was also remodeled. A passageway between the pantry and the Plant Room lobby was created in the space once occupied by the 1883 toilet room. This required two actions:

- the removal of the 1903 broom closet here (including the firebox and flue for the Plant Room fireplace¹⁶), and
- the rebuilding of the west end of the north wall of the old toilet room, which had been removed as part of the 1903 enlargement of the pantry (see figure 40).

In the dining room, the closet north of the fireplace appears to have been added at this time, based on its appearance.

Second Story

Bookcases were built on the east wall in the second-story Front Central Hall. The toilet was replaced in the West Bathroom. In the servants' wing, the east end of the 1910 partition forming two separate bedrooms had its east end removed to create one large room (compare figures 50 and 89). A freestanding closet was built along the south wall. Two closets were built in the rear stair hall (Room 212).

Changes from 1979 to Present

The house was in a deteriorated state when the National Park Service acquired it in 1979. Much roofing work was performed by contract in 1981-1982. This work also included the repointing of four of the six chimneys on the house (see "House: Appendix E"). A 4-year program of restoration was begun in 1985, ending around 1989.¹⁷ Additional roofing work was accomplished in 1989-1990. (See Volume 3, Chapter II, "Preservation/Restoration Recommendations.")

Exterior Elements

Roofing Contract of 1981-1982

The first major restoration work undertaken on the house by the National Park Service was a 1981-1982 roofing contract that covered all of the buildings at Fairsted. Specifications for this

¹⁶ This is one reason to suppose that the Plant Room fireplace received its present metal lining at this time.

¹⁷ NPS memorandum, Gilmore to Cliver, May 1, 1985.

work were drawn up by the Building Conservation Branch of the Cultural Resources Center (then the North Atlantic Preservation Center). Details of this work are contained in the completion report on file at the center.¹⁸ A summary is presented here.

Main House (excluding the kitchen)

Flat roof on top: edges were stripped back; the ridge board was replaced; lead flashing was installed; and the remainder of the roof was stripped. Gravel was swept into a "high-melt" asphalt roof. (This was replaced with a rubber-membrane roof in 1990.)

East, south, and north roof slopes (slate): broken and tar-covered slates, and those above the hips, were replaced in kind.

West roof slope: existing asphalt shingles were removed and replaced with new Celotex fiberglass shingles in "Cypress Wood" color.

Southeast shed dormer: the tin roof and slates up to the main roof were removed; a new terne roof was laid and new slates were installed.

Southwest hip dormer: the tin roof and slates up to the main roof were removed; approximately one-third of the sheathing boards were replaced; a new terne roof was laid and given a coat of Rust-o-crylic paint and a coat of asphalt emulsion; and some slates were replaced with new ones.

Northwest shed dormer: the tin roof up to the main roof was removed; roughly 9 square feet of sheathing boards were replaced; and a new terne roof was laid and given a coat of Rust-o-crylic paint and a coat of asphalt emulsion.

West dormer: the existing asphalt shingles were removed and replaced with new GAF asphalt shingles slate-green in color.

Flashing: the existing was replaced in kind. A major area of this work was on the north side of the house, at the junction between the slate roof on the main house and the asphalt-shingle roof on the servants' wing.

Plant Room bay window: the existing copper roof was removed and replaced by a new roof of 16-ounce copper sheets.

Kitchen

The roof of the kitchen was stripped and given a built-up four-ply coal-pitch tar roof with a gravel surface.

¹⁸ *Completion Report: Contract No. CX 1600-1-0036, NARO - Reroofing* (Boston: North Atlantic Historic Preservation Center, North Atlantic Region, National Park Service, 1982).

Servants' Wing

Gable roof: the existing asphalt shingles were removed and replaced with new GAF asphalt shingles slate-green in color and laid over 30-pound felt; the dormer in the south slope of that roof was stripped and given a built-up four-ply coal-pitch tar roof with a gravel surface.

Second-story sleeping porch: the existing asphalt shingles were removed and replaced with Celotex fiberglass shingles in the "Cypress Wood" color.

Exterior Restoration of 1985-1989

The exterior of the house was completely restored by the National Park Service in 1985-1989, in accordance with the exterior restoration schedule established in 1985.¹⁹ This included:

- foundation repointing;
- replacement of portions of the sill and corner post at the northwest corner of the house, where it joins the breezeway;
- replacement of south-wall corner posts, sills, clapboards, and some fascia board where the original part of the house joins the 1883 addition ;
- structural reinforcement of the second-story sleeping porch on the west side of the house;
- repair and/or replacement of rotted clapboards and trim (approximately 10 per cent);
- repair and/or replacement of rotted gutters, fascia boards and downspouts;
- repair/replacement of latticework of the second-story sleeping porch on the north side of the house;
- removal of steps at the original doorway in the south wall of the house, and repair of its pilasters and plinth blocks;
- removal of the bay window and doorway in the south wall of the kitchen, and the restoration of that wall;
- the reconstruction of the front, east entrance vestibule;
- the hanging of a reproduction of an early 20th-century electric ceiling fixture in the vestibule;
- the restoration and rehanging of historic storm windows on the first story, and on the east and south sides of the second story;
- the installation of copper wire screens on most windows;
- the reglazing of all basement windows;
- the repair of historic shutters; and
- the installation of heat cables at the edges of the roofs.

The exterior walls of the house, offices, and other structures were painted twice during this period. They were painted gray in 1986, because the interpretive period for the site was then the 1960's. The interpretive period was subsequently changed to circa 1930, a period when a different paint scheme was employed. Therefore, by 1988 all buildings were repainted dark red with dark

¹⁹ NPS memorandum, Gilmore to Cliver, May 1, 1985.

green trim. For details on the exterior paint finishes, see "House: Appendix F" and the completion report for the exterior painting.²⁰

Additional roof work was done to the main house in the fall and winter of 1989-1990, under the supervision of the North Atlantic Historic Preservation Center. The 1982 asphalt roof on the flat roof of the main house was replaced with a rubber-membrane roof.

Interior Elements

Restoration of the interior of the house has been in progress since 1985, according to the program established at that time.²¹ In the basement, repairs were made to the principal beams in the original portion of the house, to approximately 25 per cent of the wooden support posts, and to approximately 10 per cent of the joists. The east sill was replaced and the south sill repaired. In the first story, the door from the North Parlor to the Front Entry received new glass panels, its original ones having been replaced by wood panels circa 1965. Also, the 1968 exterior doorway and bay window in the south wall of the kitchen were removed. In the second story, the dressing room and bathroom over the former North Entry were removed in 1985, and the east end of the partition dividing the Servants' Bedroom partition was recreated.

Other work has included the addition of fire- and intrusion-alarm systems, some electrical rewiring, the removal of asbestos pipe insulation, and the installation of a new furnace. The interior rooms were painted between 1982-1984 in white and cream colors. Interior storm windows were installed in the fall of 1989.

²⁰ *Completion Report: Contract No. CX 1600-8-0017, NARO - Exterior Painting of Various Buildings and Structures* (Boston: North Atlantic Historic Preservation Center, North Atlantic Region, National Park Service, 1988).

²¹ NPS memorandum, Gilmore to Cliver, May 1, 1985. See also Robert Fox, *Restoration of Fairsted House and Offices: Completion Report* (Lowell, MA: Cultural Resources Center, North Atlantic Region, National Park Service, April 1990).

HOUSE: EXISTING CONDITIONS

The house at Frederick Law Olmsted National Historic Site underwent a concentrated period of restoration from 1985 to 1989.²⁰ Additional work has been performed since that time. Therefore, the conditions existing at the house at the time of this writing are considered descriptive, rather than to indicate pathology; recommendations are made primarily for maintenance.

The following parts of this section provide a description of the exterior and interior appearance and existing conditions of the house and its utility systems. Elements are dated to indicate historic fabric. (See also "House: Architectural History," for more information.) Dimensions of the rooms are taken from HABS drawings (see "House: Appendix A"). No dimensions were given on the HABS drawings for certain spaces, such as halls and staircases, presumably because of their irregular shapes. In the following sections, these rooms are stated to have "No HABS measurements."

Existing-condition photographs are included only for the exterior and for those areas of the interior that are designated for visitor interpretation.²¹ The second-story main hall and stairway are included in these photographs since they are a continuation of the Front Central Hall and its stairway.

Materials analyses of the various architectural elements (i.e., paint, mortar, molding profiles, door styles, etc.) are provided in the section "House: Appendices."

²⁰ NPS memorandum, Gilmore to Cliver, May 1, 1985.

²¹ *Interpretive Prospectus: Frederick Law Olmsted National Historic Site* (Harpers Ferry, WV: Division of Interpretive Planning, Harpers Ferry Center, National Park Service, May 1986).

EXISTING CONDITIONS - EXTERIOR

Overview

The existing condition of the exterior of the house and these other structures is now very good, due to work described in "House: Architectural History." Briefly, the good condition of the woodwork and exterior finishes is due to the four-year restoration effort that extended from 1985-1989. The good condition of the roofs is due to roofing contracts executed in 1981-1982 and 1989-1990. The exterior of the house is depicted in figures 62-68. (There is no HABS drawing for the west elevation.)

Common Elements

Windows

The fenestration on the house consists of the original 1810 openings and frames as well as those on the later additions. Most sashes, however, date to the 1883 period. Variations will be noted subsequently in the descriptions of the different elevations. All basement windows in the house were reglazed, and some window frames were replaced, in 1985-1989. Copper wire screens installed in 1989 are present on most windows.

Roofs

The present roof of the main house, excluding the kitchen, is a hipped roof with a large flat area on top. The roof structure of most of the main house dates to 1883, when several major additions and alterations were made to the house. It was necessary to build a new roof that covered the original (1810) roof and extended smoothly over the newly added areas. The roof structure of the northwest corner dates to 1903, when this area was raised to form a third story. The east, south, and north roof slopes are covered with slates, installed in 1927 and repaired in 1982. The west roof slope is covered with Celotex fiberglass shingles in "Cypress Wood" color dating to 1982. The flat portion is covered with a rubber membrane installed in 1989-1990.

The 1903 kitchen addition has a flat roof covered with asphalt roll roofing installed in 1975. The servants' wing has a gable roof of GAF slate-green asphalt shingles dating to 1982. There are numerous dormers and porches on the house; the roofs of these will be discussed in the individual sections.

Chimneys

There are six chimneys on the house. Four are original (1810), two on the east third of the house and two on the center third, east end. The other two were built in 1883. One of these sits above the center third, west end; the other is centered over the west third (servants' wing). Four vent stacks are located over the west side of the house.

Skylights

Two historic skylights are roughly centered on the roof of the main house. They both date to 1903. The easternmost one is of gable design, running east-west, with a row of four lights on its north and south sides. As in 1903, its function is to light the attic. The westernmost, larger skylight is hipped-roof and glazed on all four sides. As in 1903, its role is to illuminate the 1903 stairway from the second to the third stories.

Trellis

A report on the trellis structure for the house walls was prepared in 1989.²³ See also "House: Appendix H."

Finishes

The siding is red, the trim is green; window sashes are painted black (see "House: Appendix F"). All chimneys are painted red with green caps; four have been repointed (see "House: Appendix E"). All terne roofs have a coat of Rust-o-crylic paint and a coat of asphalt emulsion applied. The brick and stone foundation of the house is unpainted.

East (Front) Elevation

General Information

The configuration of the east elevation of the house (figs. 62-63) is a typical two-story, five-bay Federal block with center entrance and hipped roof. Most of this dates to 1810. There is an entrance vestibule that was built in 1883, subsequently removed, and recently reinstalled. There is also an 1887 extension of the North Parlor on the north side of the house, which has a sleeping porch above it. This extension will be discussed subsequently in connection with the north elevation.

²³ Sharon Lessley and Charles Pepper, "Historic Vine and Trellis Restoration Project: Frederick Law Olmsted National Historic Site" (draft), Frederick Law Olmsted NHS, 1989.

Foundation and Siding

The foundation consists of puddingstone. The siding of the house is wood clapboards.

Porches

Vestibule

The entrance vestibule built in 1883 was originally open in the summer and enclosed in the winter. Prior to the major NPS restoration of the 1980's, the vestibule had been removed and stored in the shed. It was reinstalled circa 1987, and was permanently enclosed with vertical wood siding, windows, and a glazed door. The north and south sides of the vestibule each have one fixed window with nine lights. The east side of the vestibule contains a door with nine lights above two wooden panels. It is surmounted by a three-light transom and flanked by three-light fixed sidelights. A mail slot is located east of the door. Flagpole hardware is located on the vestibule roof. The raised deck of the vestibule forms the front step. The roof is covered with terne installed in 1987. A walkway of granite blocks leads up to the porch.

Doorways

Original Front Entrance Doorway

This doorway is located within the vestibule (see above). It has a molded casing, a semicircular fanlight with "Gothick" muntins, and a six-panel door; all of these date to 1810.

Windows

First Story

The four windows of the main house date to 1810, but they contain two-over-two, double-hung sashes dating to 1883. There are historic storm windows and shutters on all of the windows.

Second Story

The five windows of the main house date to 1810, but they contain two-over-two, double-hung sashes dating to 1883. All have historic storm windows and shutters.

Roof and Chimneys

The east roof slope is hipped at both ends and flat on top. There are no dormers or skylights. It is covered with slate dating to 1927, with some new slates dating to circa 1984. The three chimneys that are visible from the east side date to 1810.

Gutters and Downspouts

This elevation has a full gutter made of wood. The four downspouts on this elevation are of painted copper. They are located as follows: at the south corner, south of the vestibule, north of the vestibule, and at the north corner. An additional downspout leads from the sleeping porch into the north-corner downspout.

South Elevation

General Information

The south elevation of the house (figs. 64-65) can be best described by dividing it into three parts: an east section, a center section, and a west section. The east section is a fairly symmetrical, five-bay rectangular block. It is typical of Federal architecture and mostly dates to 1810. It is five bays wide; a 1810 center entrance still exists, although it has been converted to a window. The center section is the 1883 southwest, or Plant Room, addition. It is coplanar with, and is as tall as, the east section. However, the placement of its doorways and windows are not symmetrical. The west section consists of the one-story 1903 kitchen addition and pantry extension, with the one and one-half story servants' wing rising behind it. The servants' wing reached its present basic form in 1910. *Note: The HABS drawings were done prior to the 1985-1989 restoration, so figure 64 shows certain elements that were removed during that work. These will be cited in the individual sections.*

Foundation and Siding

The foundation at the east (1810) end is puddingstone; west of this the foundation is brick. The siding is entirely of clapboards. The lapped-end clapboards date to 1810; the butt-end clapboards are from 1883. Pipes and other types of trelliswork are on the wall for plantings.

Doorways

East Section

The 1810 side doorway in the east half was converted to a window in 1883 (see "Windows," below), but its exterior architrave and steps were retained (see figure 64). The steps were removed after figure 64 was drawn, during the 1985-1989 exterior restoration.

Center Section

The only remaining doorway in the south elevation is the 1883 doorway to the Plant Room, at about the middle of the elevation. It contains fully glazed double doors and has one stone step leading up to it.

West Section

The exterior doorway created circa 1965 by the Richardson family at the west end of the kitchen-pantry addition was removed circa 1985, as part of the NPS restoration of Fairsted. The doorway thus appears in the HABS drawing of the south elevation (fig. 64), which was drawn prior to the restoration work.

Windows and Dormers

East Section

Basement Story

There are two basement windows, one on either side of the former doorway. They date to 1810, and have three-light awning sashes and semicircular window wells.

First Story

There are four regular windows and one window created by converting an original doorway to a window (see “Doorways,” above). All of these openings date to 1810. The four regular windows have two-over-two, double-hung sashes from 1883 and shutters. The converted doorway has two fixed lights arranged vertically above a solid panel.

Second Story

The five window openings here date to 1810, but their two-over-two sashes are from 1883. All have shutters.

Third Story (Roof)

A low dormer with a flat roof and two louvers sits just below the chimney here. It is thought to date to 1903.

Center Section

Basement Story

There is one basement window below the bay window of this 1883 addition. It dates to 1883, and has a three-light awning sash and a rectangular window well.

First Story

West of the 1883 entrance doorway described above is a 1883 bay window, which has one large pane of plate glass in each of its three sides. The plate glass was installed in 1903.

Second Story

Above the bay window of this 1883 addition (between first and second floors) are two windows with two-over-two, double-hung sashes. These have shutters. East of these is one small window with a six-light fixed sash and no shutters. All three windows date to 1883.

Third Story (Roof)

There is a wide hipped dormer centered on the roof of this section. It has three awning sashes of four lights each, all of which date to the addition of a third story on the west end of the house in 1903. There are no storm windows on the dormer windows.

West Section*First Story*

At the east end of the kitchen-pantry addition is a pair of windows, each with one single light and topped by a three-light transom sash. The rest of the addition's south wall contains two pairs of small, high windows, each with three lights, for a total of six. This is the 1903 appearance of the wall (see figure 45). However, all windows are reproduction elements installed circa 1985 as part of the NPS restoration of Fairsted. The restoration work was necessary to reverse changes made circa 1965 by the Richardson family. The HABS drawing of the south elevation (fig. 64) shows the elevation prior to the restoration work.

Second Story

The gable roof of the servants' wing, visible above the flat roof of the kitchen-pantry addition, has a large shed dormer offset to the east. The dormer contains one window at either end; both have six-over-six, double-hung sashes. Between these is a small window with a three-light fixed sash; all date to 1910.

Roofs and Chimneys**Roofs***East Section*

The main roof has slates installed in 1927 and repaired in 1982. The low shed dormer is roofed with terne and slate also dating to 1982.

Center Section

The main roof has slates installed in 1927 and repaired in 1982. The roof of the Plant Room's bay window is roofed with asphalt shingles. The wide hipped dormer centered on the roof is covered with terne and slate also installed in 1982.

West Section

The south slope of the servants' wing roof is covered with GAF shingles slate-green in color, laid over 30-pound felt. The large shed dormer in this roof slope has a built-up four-ply coal-pitch tar roof with a gravel surface. Both roof coverings date to 1982.

Chimneys

Four chimneys are visible from the south side. The three on the east section of the house date to 1810, while the one to the center section was built in 1883. Four vent stacks on the center and west sections of the house are visible from the south side.

Gutters and Downspouts

This elevation is fully guttered. There are three downspouts on the main house: one at the east end, one just east of the doorway converted to a window, and one at the west end. One other is located east of the doorway to the Plant Room.

West Elevation

General Information

The configuration of the west elevation is quite irregular (fig. 66), due to various appendages and alterations. The main house is two and one-half stories high, with a cross gable at either end of the elevation. The north end of the elevation is fronted by the servants' wing, which is one and one-half stories high. On the center of the elevation is the one-story kitchen addition of 1903. As stated previously, there is no HABS drawing of the west elevation of the house. The following text will discuss the servants' wing first, then the kitchen, then the portion of the main house visible above the two appendages.

Foundation and Siding

All of the foundation is of brick, although sections of it were built at different times. Much of the foundation wall of the kitchen is above grade, due to the slope of the land. Above the foundation, all walls are entirely clad with wooden clapboards.

Porches

Servants' Wing

First Story

A small lattice-enclosed breezeway off the north end of the west elevation connects the servants' wing to the barn complex. It also provides access from the north courtyard to the west (rear) yard. It dates to the 1910 remodeling of the servants' wing, based on the fact that it appears in figure 51.

Second Story

A sleeping porch extends almost all the way across this elevation. It has a permanent shed roof, as explained subsequently, and is surrounded by a balustrade of plain balusters. It was added after 1910, but before 1926.

Main House

Second Story

The 1887 extension on the north side of the North Parlor, with sleeping porch above, cannot be seen due to office additions on the north elevation. It therefore will be discussed subsequently in connection with the north elevation.

Third Story

Another sleeping porch is located in front of the north cross gable on the main house. The porch's floor is the roof of the large shed dormer on the south roof slope of the servants' wing. The porch has a balustrade resembling the one on the second-story servants' porch and a solid roof. This sleeping porch dates to the 1910 heightening of the servants' wing, based on figure 51. The roof appears in this photograph to be a gable-shaped wooden frame covered with fabric, but this effect may have been merely the painted underside of a wood roof.

Doorways

Servants' Wing

First Story

A 1883 doorway leads from the laundry to the lattice-enclosed breezeway. It has a sidelight along its north side; a type-A door (see "House: Appendix C"), with glazed upper panels; and two wooden steps down to the ground. The breezeway has an open doorway to the north courtyard, and another to the west, rear (former clothes) yard. Another doorway with door leads to the barn complex.

Second Story

Two short, adjacent doorways lead from Room 215 (Servants' Bedroom) to the second-story sleeping porch. Each doorway has a door with glazed panels that dates to the construction of the porch sometime prior to 1926. The doors were created from a pair of windows that were part of the 1910 heightening of the servants' wing (see figure 51).

Windows

Servants' Wing

First Story

There is one window to the south of the doorway to the laundry room. It contains six-over-six, double-hung sashes and dates to 1903.

Kitchen

Basement Story

The tall foundation wall of the kitchen contains three windows with three-over-three windows hinged to open awning-style. They date to the construction of the kitchen in 1903.

First Story

There are three grouped, matching windows with six-over-six, double-hung sashes. All date to the 1903 construction of the kitchen.

Main House

First Story

The 1883 bay window on the south side of the Plant Room addition has been described in connection with the south elevation. There are two large windows on the west side of the addition. The openings date to 1883, but the sashes are from 1910. Each opening contains one large pane of plate glass, topped by a transom-like design of three small panes.

Second Story

Two matching, paired windows are located below the south cross gable, being offset slightly south of center. Openings and sashes (two-over-two, double-hung) date to 1883. At the center of the elevation is a single window with six-over-six, double-hung sashes. All parts of this window date to 1883, when the two-story Pantry addition was built. To the north of this is another single, small window. It is mostly hidden by the large dormer on the south side of the servants' wing, which jogs

which jogs inward here to allow natural light to reach the window. The window opening and its six-over-six, double-hung sashes date to 1903, when Room 211 was created.

Third Story

Two matching, paired windows smaller than those on the second story are centered in the south cross gable. They have two-over-two, double-hung sashes and louvered shutters hung on a frame that projects from the house wall. The windows and frame date to 1903 (see figures 44, 46, and 48). Centered in the north cross gable is another pair of 1903 windows. Each of the two windows contains two-over-two, double-hung sashes. Openings and sashes date to 1903, when the third story was added to the west end of the house. When the third-story sleeping porch was built in 1910, the south sash was hinged to serve as a door.

There is a dormer window between the two cross gables that has three-over-three, double-hung sashes and a top-hinged shutter. This window dates to 1903 (figs. 44 and 46), when the third story was created at the back of the house.

Roofs, Chimneys, and Vent Stacks

Roofs

Servants' Wing

The second-story sleeping porch is roofed with Celotex fiberglass shingles, "Cypress Wood" in color, installed in 1982.

Kitchen

The kitchen has a built-up four-ply coal-pitch tar roof with a gravel surface, installed in 1982.

Main House

The roof between the cross gables is covered with Celotex fiberglass shingles in the "Cypress Wood" color. The roof of the third-story dormer is GAF slate-green asphalt shingles.

Chimneys

Two chimneys are visible from the west side of the house, one on the main house and one on the servants' wing. The latter is painted a brighter red color than the former.

Vent Stacks

Two vent stacks are visible from the west side.

Gutters and Downspouts

All elevations are fully guttered. Downspouts are located as follows:

- one two-story downspout at the south end of the Plant Room Addition
- two downspouts from the third story to the second story, in the middle of the elevation;
- two one-story downspouts at the south corner of the kitchen; and
- one downspout from the second to the first story, south of the second-story sleeping porch.

North Elevation

General Information

The north elevation (figs. 67-68) can be envisioned as three parts: the east section, which has a hipped roof; the center section, which has a hipped roof that appears to be a gable roof, because of the addition of a third story at the west end of the house in 1903; and the west section, which is the gable-roofed servant's wing. The east section is fronted by the 1887 extension of the North Parlor and the sleeping porch above it, and by the Front Entry and the former North Entry. The center and west sections face the north courtyard.

Foundation and Siding

Puddingstone comprises the foundation of the east section, extending a few feet into the courtyard. West of this the foundation is brick. All of the siding consists of clapboards.

Porches

East Section

This elevation includes the north side of the east-elevation entrance vestibule, which has been described in connection with that elevation. It also features the 1887 extension of the North Parlor and the sleeping porch built on top of it. Both the extension and the sleeping porch have a three-sided bay window centered on their north sides.

Center Section

Near the center of the wall is a shed covering the basement bulkhead. Just west of this, the 1903 entrance doorway has a hood of the same age.

West Section

This elevation includes the north sides of the second- and third-story sleeping porches on the west elevation, which have already been described in connection with that elevation.

Doorways

Center Section

The basement bulkhead shed has two wooden doors. Just west of this is the doorway to the Rear Stair Hall. The opening dates to 1903; the door is type-A (reused 1883). The rear doorway has one wooden step.

West Section

An open doorway leads from the north courtyard to the lattice-enclosed breezeway on the west elevation, and through there to the rear, west (former clothes) yard.

Windows

East Section

First Story

The 1887 extension of the North Parlor has a total of three windows: one in the east wall of the extension, and two in the north-wall bay. (Originally there were three windows in the bay, and one in the north wall west of the bay, but these were covered over when the Front Entry was built in 1889.) The window in the east wall has two-over-two, double-hung sashes and shutters. The two windows of the bay have one-over-one, double-hung sashes and no shutters. All of the windows date to 1887, and have historic storm windows on them.

Farther west in the wall is a large window with a six-light fixed sash that illuminates Room 104. It is part of the monitor skylight for the old Front Entry, installed in 1912.

Second Story

The 1887 sleeping porch atop the North Parlor extension has a total of seven windows. Two are in the east and west walls of the porch, each with a 12-light fixed sash. Two more are in the north wall of the porch, at the east and west ends. These have one-over-one fixed sashes. The remaining three are in the north-wall bay of the porch; these have nine-light fixed sashes. All windows date to 1887, are interchangeable with screens, and have storm windows but no shutters.

Center Section

First Story

The east half of this wall has two abutting windows with eight-over-eight, double-hung sashes that light the Dining Room. The openings date to the 1903 remodeling (compare figures 11 and 40). The sashes may date be older—the 1903 plan (fig. 40) calls them “old windows”—but there is no logical place at the site from which they could have come. A smaller window with four-over-four, double-hung sashes is located immediately east of the doorway in this wall. The window opening and sashes dates to the relocation of the 1883 doorway in 1903.

Second Story

The east half of this wall has two windows with one-over-one, double-hung sashes that light Room 209. The openings date to 1810 (fig. 12); the sashes date to 1903 (fig. 40). To the west of, and slightly lower than, these windows is a window with six-over-six, double-hung sashes that illuminates Room 212, the Rear Stair Hall. The window opening dates to the 1903 remodeling of the stair hall (compare figures 12 and 40). The design of its sashes suggests that they are 1810 material reused in 1903.

Third Story

The low roof dormer contains three four-light awning sashes arranged horizontally.

West Section

First Story

Located from left to right are one window with six-over-six, double-hung sashes (opening and sashes 1903); one window with six-over-six, double-hung sashes (opening 1903; 1810 sashes reused here in 1883 were apparently retained in 1903); a pair of small windows with six-over-six, double-hung sashes (openings 1903; 1810 sashes reused here in 1883 may have been retained in 1903); and one small window with a three-over-three fixed sash (opening 1903, sash “old”).

Second Story

Located from left to right are one window with six-over-six, double-hung sashes, one small window with a six-light fixed sash, and one window with six-over-six, double-hung sashes. All probably 1910 openings with 1810 reused sashes. Shutters are present on most windows. Exceptions are:

- the two small windows with six-light fixed sashes;
- the four-over-four, double-hung window next to the exterior doorway;
- the windows with eight-over-eight, double-hung sashes illuminating the Dining Room; and
- and the five windows of the sleeping porch’s north side.

In addition, the second-story window at the east end of the central section lacks its east-side shutter, because of the window's proximity to the roof of the one-story room behind the Front Entry.

Roofs and Chimneys

The roof of the 1887 extension of the North Parlor is 16-ounce copper sheets dating to 1982. The roof of the northeast sleeping porch is terne. The roof of the hipped dormer on the main roof is terne covered with a coat of Rust-o-crylic paint and a coat of asphalt emulsion. All six chimneys are visible from this side.

Gutters and Downspouts

Downspouts are located at the east and west ends of the east section, at the west end of the center section, and at the west end of the west section.

Utility Equipment

Two receptacle pipes for fuel oil delivery are located east of the basement bulkhead, as is an electric meter. An electric cable runs from the utility pole near the barn to the roof of house near the downspout adjacent to the 1903 doorway.

EXISTING CONDITIONS - INTERIOR

Overview

The east and middle portions of the house date to 1810 and 1883, respectively. Major additions and alterations were made in 1903 and 1910, primarily at the west end. Smaller additions to the north side include the North Parlor's bay window (1887) and the Front Entry (1889), which connects the house to the offices.

Today, the first story houses a combination of staff and interpretive spaces, and modern intrusions have been kept to a minimum. The second and third stories are used exclusively by the staff for laboratory and office space. Consequently, these two stories are appointed with modern conveniences such as carpeting, air conditioning, supplementary lighting, and modern office furniture and equipment. The bathrooms and shower room were left unchanged.

Common Elements

The interior walls and ceilings are plaster on lath, many of which have been replastered in recent years. Beamed ceilings are present in some rooms, which will be noted in individual sections. The finishes on walls, ceilings, and woodwork is white or cream-colored paint applied circa 1984, unless otherwise noted (see "House: Appendix F"). Floors are stained and shellacked, except where noted. Carpeting was installed in some rooms. Very little wallpaper was found in the house; samples were obtained only from the sitting rooms and the storage room off the North Parlor (see "House: Appendix G").

There are basically three types of doors in the house; a fourth group consists of mixed styles. These are illustrated in "House: Appendix C" as types A through D. Most doors are Type A (1810), being in their original locations, reused in new locations, or reproductions. Most windows have two-over-two, double-hung sashes; there are some six-over-six, double-hung sashes in the smaller rooms and Rear Stair Hall. Most windows have exterior storm windows, while some have interior ones; all date to 1989. Molding profiles of the woodwork, including door panels, fireplace mantels, and window muntins, are illustrated in "House: Appendix B." These are separated into categories and types, in order to provide approximate dates for the woodwork elements.

Fireplaces are original to the house; some have been reworked. Most hearth bricks postdate 1883, and are 4-inch-square red brick tile. Some of the various types of hardware throughout the house are discussed in "House: Appendix D." Rooms are equipped with sprinkler systems and upgraded electrical equipment. They are heated primarily by steam heat and secondarily by forced hot air. Utility systems and lighting are discussed in greater detail in the subsequent section "Existing Conditions — Utility Systems."

Basement

The basement of the house is connected to the basement of the Clerical Department, but that is the only office basement accessible from the house. Access to the basements of the other parts of the office complex is from the outside or through the offices. The house basement is comprised of three rooms (see figure 69). There is one large room (Room 001) under the main house, which contains the furnaces, the water heater, and two stairways. There are two smaller rooms (Rooms 001a and 001b) at the west end, under the kitchen and servants' wing, respectively. The east end of the basement is the oldest part, with successively later additions to the west. The basement has remained largely unfinished, and is used primarily for housing the utility systems. (See "Existing Conditions — Utility Systems.")

Room 001

This room mostly dates to 1810; the far west end dates to 1883.

Size: 52 ft. 8 in. by 39 ft. 2 in.

Floor: Dirt, rock, and concrete

Walls: East - stone; south, west, and north - stone subfoundation and brick foundation

Ceiling: Unfinished, except for some lath between floor joists around furnace area; patched area under east basement stair landing, 1883

New (circa-1987) sill of pressure-treated lumber on east side; new steel columns throughout, to supplement the wood posts and brick piers

Woodwork: Two stairways, each a straight run. Front stairway roughly centered in east end; dates to 1883, but enclosed with tongue-and-groove wood sheathing probably installed in 1903 (matches sheathing used to box in the rear 1903 stairway). Rear stairway in small enclosure in northwest corner; built in 1903 to replace the 1883 rear basement stairway, located further eastward (ghost of stair stringer remains on opposite wall of enclosure)

Doorways: Doorway at top of front stairway leads to the Front Central Hall. Threshold of 1810 doorway is in south wall of front basement stairway. Doorway at top of rear stairway leads to Rear Stair Hall, whose exterior doorway opens to north courtyard. East of rear stairway is passage to bulkhead

Windows: East wall - two coal chutes and evidence of two coal bins.
South wall - three with 1810, three-light awning sash, type-A muntins; one with 1883 three-light awning sash, type-B muntin.
West wall - one with a 1810 three-light awning sash that opens into the room, type-A muntin (now an interior, rather than an exterior, window)

Utilities: Primarily fluorescent lighting, with some incandescent fixtures

Two furnaces, a water heater, two oil storage tanks, an historic oil storage tank (not in current use) on the ledge at the west end, and an electric transformer and fuse boxes in the passage to the bulkhead

Room 001a

Room 001a, at the far southwest end of the basement, dates to the 1903 construction of the present kitchen.

Size: 23 ft. 11 in. by 11 ft. 9 in.

Floor: Raised floor of poured concrete

Walls: Brick foundation walls; stone subfoundation

Ceiling: Diagonally laid boards above floor joists

Woodwork: Unfinished

Doorways: Two - east entrance doorway and doorway to closet in northeast corner

Windows: East wall - one with 1810 three-light awning sash that opens into Room 001, type-A muntins (now an interior, rather than an exterior, window). West wall - three with 1903, six-over-six, double-hung sashes

Utilities: Fluorescent lighting

Room 001b

There is virtually no access to this room, which is a crawl space at the far northwest end of the basement. (There is a small opening in the west wall near the rear stairway.) The room is presumed to date to 1883, when the early rear shed was remodeled into a kitchen and a laundry room. It measures 26 feet 6 1/2 inches by 14 feet 6 inches.

First Story

A floor plan of this area is provided as figure 70.

Room 101 - Library

The Library is seen in figures 71-72. Its plan is basically the same as existed prior to 1883. The east windows are not shown in the pre-1883 floor plan (fig. 7); it is presumed that this is an oversight. This room has also been called the Southeast Parlor.

- Use:** Staff office for Interpretation²³
- Size:** 14 ft. 7 in. by 15 ft. 7 1/2 in.
- Floor:** 2-inch-wide floorboards with border, installed after the bookcases (see below)
- Walls:** Plaster above wainscot. Most plaster 1810; patch from closure of 1810 doorway assumed to be at west end of north wall, although wall is now covered with built-in bookcases. Closure date unknown; doorway was extant but unused after 1883 (fig. 19)
- Most wainscot of plain, horizontal boards with ogee cap molding (fig. 19) and cavetto baseboard; all 1810, judging by style. Wainscot on west wall north of fireplace has a cavetto cap molding and a baseboard cap molding consisting of the picture-molding used as a cornice in Room 102 (Front Central Hall) and Room 103 (North Parlor). Difference may be due to post-1810 installation of wall heat register here
- Boxed corner post in the northeast corner
- Brown and cream floral wallpaper behind the bookcases (sample FRLA 01 W04) dates to circa 1885 (see figure 19)
- Ceiling:** Plain plaster with cornice. Cornice is different than that shown in the circa-1885 photograph, so probably dates to the early 20th century
- Doorways:** North wall - one, to Room 102 (Front Central Hall); west wall - one, to Room 105 (Sitting Room). Both have 1810 molded architraves with mitered corners and 1810 type-A doors
- Windows:** East wall - two; south wall - two. All have 1810 molded architraves with mitered corners and two-over-two, double-hung sashes (1883)

²³ Although presently used as a staff office, this room is designated for visitor interpretation in the 1986 interpretive prospectus.

- Fireplace:** Mantel may be 1810, based on its molding profiles (see “House: Appendix B”). Firebox may have been rebuilt; the bricks appear larger than those typical of the 1810 period. Early photographs show the firebricks and surround covered with stucco; the red tile surround is a later addition
- Bookcases:** Bookcases lining the north and east walls. They date to the early 20th century, based on wire nails and historic photographs
- Utilities:** Nonhistoric, freestanding lamps
- Vertical, brass water pipe in the southwest corner; a radiator on the west wall and two register grilles

Room 102 - Front Central Hall

This space is shown in figures 73-77. It consists of a large east portion separated from a small west portion by a wide archway. This plan dates to 1883: at that time, two small halls in the original house were combined to form the large east portion; the North Entry was built, which created the small west portion; and the original exterior wall between them was removed and replaced with the wide archway. A wide curved staircase was built in the east portion, ascending along the south wall to the second story. Circa 1910, the west portion of the hall was partitioned off from the rest of the North Entry, which is now Room 104. A closet with cupboard above it was built circa 1965 on the south wall of the west portion.

- Use:** Interpretive space
- Size:** No HABS measurements. Approximately 28 feet long
- Floor:** Maple floorboards 1 7/8 in. wide (1929); they run under the walls of the southwest closet
- Walls:** Plaster with baseboard. East portion of hall has mostly 1810 wall plaster, except for two later patches in south and north walls (locations of former 1810 doorways to Rooms 101 and 103, respectively). West portion of hall retains 1883 plaster only behind closet/cupboard unit on south wall; north wall dates to circa 1910
- East portion of hall has 1810 baseboard on east wall; 1883 baseboard on north and south walls. West portion of hall has 1883 baseboard on south wall; circa-1910 baseboard on north wall
- Ceiling:** Plain plaster with 1883 picture molding used as a cornice. East part of hall has mostly 1810 plaster; a ridge extends from the staircase to the north wall, marking the location of the second-story landing for the 1810 stairway. West part has 1883 plaster

Top of southwest closet has 1883 cornice molding reused from west wall when closet was built

Doorways: Archway between east and west portions of hall appears to date to 1883. The surround of the archway abuts the plaster ceiling under the second rise of the main staircase, indicating that arch was installed at the same time or shortly after the stairway was built

Front (east) entrance doorway's surround is 1810, including semicircular fanlight. Door dates to 1883; it is larger than the interior doors, and has a different panel molding

Five interior doorways, three in east portion and two in west portion (excluding southwest closet/cupboard); doorways to Rooms 105 (Sitting Room) and Room 107 (Dining Room) have no doors, other doorways have type-A doors. Doors of cupboard portion appear to be have been reused from another location

Windows: None

Stairway: 1883 curved stairway in east portion; some reworking of balusters done circa 1903-1910. Risers are 3 ft. 5 in. wide, 6 1/2 in. high; treads 1 ft. 1 in. deep; circular handrail along south wall, about 2 in. in diameter, set on gold-colored cast-iron brackets. Balusters and newel post are fluted; one tall newel post extends to the second story. Newel caps are decoratively milled. The balustrade has newel drops at intervals to the second story

Small bench covering a heat register is attached to foot of stairway; added before 1929 (1929 flooring is cut around the bench)

Utilities: Pendant lighting fixture in front of front entrance, electric wall sconces in the reveals of the archway; all modern "period" pieces

Humidifier at east end of north wall (1930); has mirrored panel²⁴

Cast-iron register grille on side of small bench at foot of stairway

Room 103 - North Parlor

The North Parlor is seen in figures 78-80. Located in the northeast corner of the house, this original (1810) room was used by Frederick Law Olmsted, Sr., for his office. From 1883 until 1890, the year that the first story of the Clerical Department was built, the North Parlor served as the firm's sole work space. All drafting, record-keeping, and business transactions were carried out in this room. In 1887, the North Parlor was extended approximately 7 feet northward, to

²⁴ Letter, Boston Heating Company to Olmstead [sic] Brother, Feb. 5, 1930.

accommodate a long drafting table. Most functions were moved out into the various office structures as they were built, but the North Parlor remained the office of the principals of the firm. (It was called the "Front Office" by the members of the firm; all official firm business was conducted there.) The North Parlor continued in that use until 1964, when the house was purchased by Artemas Richardson. The Richardson family used the North Parlor as a game room.

Use: Now an exhibition space, awaiting a decision about interpretation

Size: 19 ft. 2 in. by 22 ft. 5 in.

Floor: Fir floorboards 2 1/2 in. wide, probably 1887; a patch in the southwest corner (see figure 80) constitutes the only extant original (1810) floorboards. These escaped replacement in 1887 because the firm's safe stood in this corner

Walls: Center of north wall has a bay 10 feet 4 inches wide by 4 feet deep (added 1847-1883, reproduced during 1887 northward extension)

Plaster with baseboard. Plaster appears to have skim coat. Pale salmon-colored paint on plaster, to simulate tinted historic plaster. Patch at west end of south wall indicates former 1810 doorway to hall (closed between 1903 and 1909)

Baseboard cap molding is reproduction element made to replace removed historic 1887 molding (see Appendix B)

Ceiling: Plaster with cased beams (1887); picture molding used as cornice below beams (reproduction element matching that in Room 102, made to replace removed historic material). Smaller moldings at junction of cased beams and ceiling

Doorways: Three - at east end of south wall, to Room 102 (1810); at center of west wall, to former North Entry (circa 1910); at west end of north wall, to Front Entry (1890). Architraves: south doorway has wide molded architrave with large, plain corner blocks (1887); north doorway has 1887 top piece (from window formerly here) and 1890 east side piece; west doorway has plain boards with band moldings (1910). Doors: south door 1810, type A; north door has two glazed panels above two wood panels (1889 appearance restored by NPS; identical to door of Front Entry); west door 1810, type A, reworked and reused circa 1910

Windows: Six - three in east wall, three in north-wall bay. All window architraves are molded and have plain corner blocks (1887). East wall: south and middle windows have two-over-two, double-hung sashes (1883); north window same but from 1887. North-wall bay: east and middle windows have one-over-one, double-hung sashes (1887); west window is filled with horizontal, matched boards (window covered over by Front Entry in 1890)

- Fireplace:** Black marble fireplace on west wall, Gothic Revival detail, appears stylistically to be circa 1840-1850; may be contemporaneous with addition of first north bay window after 1847
- Utilities:** Incandescent floodlights affixed to ceiling beams. Gas lighting fixtures used circa 1890 (figs. 33-34). Early electrical lighting fixtures (now missing) also used, judging by paint lines on ceiling beams that identify former locations of wood wire mold and porcelain junction boxes
- Three cast-iron register grilles - one on west wall near north doorway, one on north wall in bay, one on west wall south of fireplace. Southwest register appears to have been the earliest heat source. It would have had to have been abandoned by 1909, when the firm's vault was placed in this corner. This register has a curvilinear grille pattern typical of the 19th century. The cover for the register in the bay is missing. The northwest register is rectangular; it has a square grille pattern.
- Other:** Circa-1964 window seat and bookcases along north wall have been removed

Room 104 - Storage Room

This area, a storage room off the North Parlor, was an exterior courtyard prior to 1883. In that year it was enclosed to become the North Entry. The south end of the North Entry was open to the Front Central Hall, and there were coat closets along its west wall. It served as the primary entrance to the "Front Office," located in the North Parlor.

After 1890, the main entrance for the offices was the Front Entry. The former North Entry and the room above it were remodeled circa 1900 for office use, probably for the storage of photographs. The North Entry's north-wall doorway—formerly an exterior doorway, but by then an interior doorway to the Front Entry—probably had its door removed. A wall was built across its south end sometime before 1909, cutting it off from the Front Central Hall. In 1909-1910, the first- and second-story spaces were again remodeled for office storage purposes.

Editor's note: in 1995, the Storage Room was remodeled as a walk-through bookstore. Work included removing the room's east and west walls, and building shelves along its east and west walls.

- Use:** Storage of furniture and artifacts
- Size:** 8 ft. 7 in. by 14 ft. 11 in.
- Floor:** Narrow floorboards, probably spruce (1883)
- Walls:** Plaster: east and west walls are 1810 construction with 1883 plaster. North wall is 1883, south wall is 1903-1909. Evidence of 1883 closets along west wall, of circa-1900 stairway along east wall, and of North Entry exterior doorway on north wall.
- Ceiling:** Plaster; ceiling raised at north end

- Doorways:** Two - at north end of east wall and center of north wall. East-wall doorway was created circa 1910; it has reused, 1810 type-A door. North doorway, formerly exterior entrance to North Entry, dates to 1883; was changed to interior doorway before 1900; has been reworked twice since then, including widening from 4 to 5 feet
- Windows:** None. Natural light is obtained from adjacent Room 101 in office complex
- Utilities:** Small ceiling light fixture at south end (early 20th century)

Room 105 - Sitting Room

This room is depicted by figures 81-84. It dates to 1810, but most of its finishes date to 1883. (Some of the wainscot remains from 1810.) Two arched alcoves in the east wall remain from the removal of the 1810 south entrance/stair hall. The north alcove contains a wide built-in cupboard, made by enlarging a narrower 1883 cupboard (fig. 24). The south alcove contains a 1810 doorway, now hidden by a display case. There is also a pre-1910 closet at the west end of the north wall (next to the fireplace), in the former location of an 1810 doorway to Room 107 (original kitchen/present dining room).

- Use:** Interpretive space
- Size:** 15 ft. 2 1/2 in. by 18 ft. 6 in.
- Floor:** Floorboards 2 in. wide with border, cut around bookcases on west wall (1910). Floorboards in northwest closet date to 1883
- Walls:** Plaster above wainscot. Plaster dates to 1883; that over fireplace is rough. No patch is evident in the west wall where an 1810 window was removed in 1883
- Wainscot of plain, horizontal boards (1810), approximately 3 ft. 2 in. high. Two parallel, half-round wainscot cap moldings: one at top of wainscot, the other lower (at window-stool level). East-wall wainscot around fireplace installed 1883 to match existing wainscot. Vertical-board wainscot in northwest closet and behind bookcases predates 1910
- Surrounds of arched alcoves have plain arches, fluted sides above the wainscot caps, and plain sides below the wainscot caps
- Ceiling:** Plain plaster with picture molding in cornice position (same as in Rooms 102, 103). Plaster appears to have skim coat
- Doorways:** Three - one at south end of east wall, in south alcove, to Room 101 (1810 type-A door); one at east end of north wall, to Room 102 (1883, no door); one at south end of west wall (1883, with glazed, double French doors). Northeast cupboard has two

upper and two lower doors, each with one raised panel. Northwest closet has a two-panel, type-D door that may be reused

Architraves of doorways are 1810, matching original architraves in Rooms 101 and 102

Windows: Three, all on south wall: east end - small window with two fixed lights arranged vertically over one panel (replaced 1810 exterior door in 1883); middle and west end - windows with two-over-two, double-hung sashes (openings 1810, sashes 1883). Architraves have mitered corners. Rounded edge of window stool aligns with, and matches, lower wainscot cap molding

Fireplace: Chimney furred out, mantel installed (1883). Firebox casing is reeded; hearth consists of 4-inch-square brick tiles (1910)

Bookcases: Bookcases on west wall postdate 1883; floor postdates bookcases; northwest closet postdates floor; floor in place by 1910

Utilities: Floor lamps

Room 106 - Lavatory

The space occupied today by Room 106 was part of the 1883 construction of the Plant Room addition. At that time, it was a closet underneath an enclosed stairway to the second story of the addition. As will be explained in connection with Room 108, the stairway was removed in 1910; the closet was converted circa 1950 to a lavatory, judging by the style of the extant toilet fixtures.

Floor: Floorboards in this space are of random width

Walls: Plaster covered with wallpaper dating to ca. 1950

Ceiling: Plaster

Room 107 - Dining Room

The Dining Room is seen in figure 85. This room was the 1810 kitchen, but was converted to a dining room in 1883, when a new kitchen and a pantry were created west of the room. It has two closets, one from 1883 set into the south side of the chimney breast on the east wall, and one from circa 1965 in the northeast corner, north of the chimney breast.

Use: Interpretive space

Size: 15 ft. 5 1/2 in. by 21 ft. 8 in.

- Floor:** Level is 7 inches below level of other floors in the 1810 house (there is one step up to the Front Central Hall); 1929 floorboards 2 3/8 in. wide, are cut around the fireplace. South closet has no floorboards; north closet is built on top of the floorboards
- Walls:** Plaster with baseboard and chair rail. Plaster appears to be original, judging by surface irregularities behind radiator on north wall; patch in south wall where 1810 doorway was closed before 1910
- Baseboard is 1883 (same as in Room 102), except for a piece near the center of the south wall, where a 1810 doorway was closed circa 1910
- 1883 chair rail is cut on north side of fireplace but exists within closet here
- Small, boxed corner posts with beveled edges in southeast, southwest and northwest corners (1810)
- Ceiling:** Plaster; appears to have skim coat. Two exposed north-south beams with chamfered edges; boxed plates with molded edges; all 1810
- Doorways:** Three, excluding closets - one at south end of east wall, to Room 102 (1883, no lintel or door); one at west end of south wall, to Room 108 (1883, replaced 1810 window, has glazed double french doors); and one at the south end of the west wall, to Room 109 (1883, replaced 1810 doorway to small rear shed, has type-A swinging door). South closet has narrow type-A door; north closet has a type-A door installed upside down
- Windows:** Two in north wall - openings (1903) have eight-over-eight, double-hung sashes (probably 1883)
- Fireplace:** 1810 fireplace on east wall with boiler, large enough for cooking. Has black metal surround and wide, curved mantel (1883). See figure 24 for molding profile and plan
- Lighting:** Electric wall sconce fixture on each side of fireplace (modern)
- Other:** Radiator under windows on north wall

Room 108 - Plant Room

This space, seen in figures 86-88, consists of two separate areas, both of which were part of the 1883 Plant Room addition. The Plant Room proper takes up the southern two-thirds of the space. As stated previously, a circa-1950 lavatory (Room 106) occupies an 1883 closet off the east side of the Plant Room. The northern third of the Plant Room is a small lobby that connects the Plant Room with the Dining Room. The lobby is flanked on the east by a small closet and on the west by a larger closet.

This is mostly the same plan as existed in 1883. At that time, the closet on the east side of the Plant Room housed a stairway to the second story of the Plant Room addition. (There was a closet below this stairway that later became Room 106.) The stairway was replaced by an elevator in 1910 that was removed probably in the 1960's, resulting in today's small closet. In 1883, what is now the west closet off the lobby was a toilet room. The toilet room was dismantled and divided in half in 1903. The east half was used as a broom closet, in which was built the firebox and chimney for the Plant Room's new fireplace. The west half had its north wall removed to open it to the Pantry, which was being enlarged at that time. The loss of the toilet room was probably offset by the construction of a new servants' toilet in the laundry extension built in 1903.

Circa 1965, the wall dividing the two halves was removed and the north wall of the west half was rebuilt, to form a passageway to the pantry and the kitchen beyond (see figure 60). Around 1986, the NPS closed up the doorway at the west end of the passageway, to create the present large closet.

Editor's note: the closet was converted to a wheelchair-accessible bathroom in 1997.

- Use:** Interpretive space
- Size:** 18 ft. 2 1/2 in. by 11 ft. 9 in.
- Floor:** Plant Room - floor level is two steps below floor of Room 105, but flush with floor of lobby area; floor covering is pressed "Cambridge face" bricks in cement, laid in herringbone pattern (1883). Bricks measure 3 1/2 by 7 3/4 inches. Lobby - floor level is flush with floor of Dining Room; floor covering is random-width floorboards.
- Walls:** Plant Room - west wall and south wall below bay window are brick (1883); elsewhere - stucco with large-pebble aggregate. Original finish of stucco was natural gray with multi-colored pebbles; today, stucco is painted white
- Ceiling:** Same stucco as on walls; dark-stained wood beams running north/south and east-west
- Doorways:** Four - one wide exterior doorway at east side of south wall (1883, double French doors with one pane of glass in each); one wide arched doorway at south end of east wall, to Room 105 (1883, double French doors with three panes of glass each, having curved tops to fit the arch; one doorway near center of east wall, to Room 106 (1883, door is a reused type A); one wide doorway at east side of north wall, to the lobby (1883, no doors). Woodwork is stained dark
- Windows:** Five - three in bay at west end of south wall, two on west wall. All have fixed plate-glass sashes 2 inches thick installed in 1903 to replace 1883 sashes with smaller panes; each west window is topped by a three-pane transom; the north window's transom has removable center panel for a screen. Woodwork is stained dark

- Fireplace:** Fireplace and white-painted wood mantel on north wall. No fireplace was in the 1883 plan. A firebox in which to set a stove was shown in the 1903 plans. The present-day fireplace was in existence by 1910, although the 1910 brick surround has been removed. The flue for the fireplace was removed circa 1965
- Shelves:** Low shelves under the windows for holding potted plants, 18 inches high and 10 inches deep; original shelves here were 16 inches high and 2 feet deep; they may have been replaced when the window sashes were changed (1903) or when the heating system was installed
- Utilities:** Floor lamp
- Four steam pipes under the south-wall windows and the southernmost west-wall window; register grille on the east wall near the doorway; cold water tap and drain, south side of doorway

Room 109 - Pantry

This room is presently L-shaped, having a rectangular west section and a northeast ell. The northeast ell occupies the place of a small, one-story rear shed that existed prior to 1883. This shed was replaced by a two-story pantry addition of about the same size in 1883. However, at least some of the shed's foundation wall was reused; a window in the west wall of that foundation still exists, as an interior window in the basement. The west section of today's pantry dates to 1903, when the pantry was enlarged and the present kitchen was built. At that time, the present-day closet west of the Plant Room's lobby was a toilet room dating to 1883. In 1903, the west half of the former toilet room had its north wall removed to open it up to the enlarged pantry. Circa 1965 this wall was rebuilt to form a passageway to the pantry and the kitchen beyond. NPS restoration work in 1986 closed up the doorway at the west end of the passageway, to create the present large closet. This reduced the pantry to its present L-shape.

- Use:** Storage
- Size:** West section - 11 ft. 10 in. wide by 5 ft. 7 in. deep; northeast ell - 6 ft. 3 in. wide by 9 ft. deep
- Floor:** Gray battleship linoleum (circa 1983) installed over old wood floor (may be fir, from 1903; note patched flooring in area of former broom closet)
- Walls:** Plaster above wainscot with chair rail (mostly 1903; east wall of west section is 1986). Wainscot is painted white; it is cut around cupboards, meaning that it was installed after the cupboards
- Ceiling:** Plaster; dropped near doorway to Room 107, due to level of second story

- Doorways:** Two - one in east wall of northeast ell, to Room 107 (1883, type-A swinging door); one at east end of north wall, to Rear Stair Hall (1903, glazed four-panel door). Circa-1965 doorway in east wall of ell, now closed off
- Windows:** Two paired casement windows at west end of south wall (1903, each with a three-light transom); one butler's "pass-through" window in west wall, adjacent to kitchen
- Cabinets:** Northeast ell - glass-door wooden cabinets and broom closet on south wall (circa 1964); entire north wall - base counter (circa 1964) and wooden wall cupboards (1903), with tray dowels under the base counter at west end (1903). Cabinets are painted white
- Utilities:** Fluorescent ceiling fixture
- Waste stack pipe in southwest corner; capped gas outlet on ceiling, also in southwest corner
- Small radiator on the north wall west of the doorway to the Rear Stair Hall
- A circa-1895 sink on the south wall of the ell has been removed

Rooms 110 and 212 - Rear Stair Hall

The Rear Stair Hall encompasses the rear entrance foyer and the stairways that ascend from this foyer to the first and second stories. This stair hall serves the important role of bridging the difference in floor levels between the rear part of the main house and the servants' wing. The present configuration of the hall dates to 1903, when earlier stairways here to the basement and second story were removed. There are two cupboards recessed into the west wall of the stairway from the first to the second story.

- Use:** Stair hall
- Size:** No HABS measurements
- Floor:** First floor at same level as first floor of servants' wing; first landing at same level as first floor of main house. Second floor at same level as second story of servants' wing; second landing is second floor of rear part of main house. Non-stairway areas have floorboards 2 1/2 in. wide (see also "Stairways," below).
- Walls:** Plaster with baseboard; cap molding of foyer baseboard on either side of north entrance doorway has deep ledge
- Ceiling:** Plaster

- Stairways:** Treads - 2 feet 10 inches long, 11 1/2 inches deep, rounded nosing with cavetto molding; risers - 7 inches high; balustrade - milled newel posts, plain round balusters. Treads are stained and covered with rubber mats; risers are painted cream
- Doorways:** First story - exterior doorway in center of north wall (1883 doorway moved westward in 1903, type-A 1883 door reused); doorway at north end of west wall, to Room 111 (1883, type-B door); doorway to basement stairway (1903, type-A door with later glazing). First landing - doorway at east end of south wall, to Room 109 (1903, type-B glazed door). Second story - doorway at south end of west wall, to Room 214 (1883, type-B door). Second landing - doorway in south wall, to Room 206 (1903, no door)
- Windows:** First story - window at east end of north wall, four-over-four, double-hung sashes (1903); 1903 windows with six-over-six, double-hung sashes (possibly reused) on landing between the first and second floor
- Utilities:** Pendant incandescent lighting fixture on west side of first-story entrance doorway. Incandescent ceiling fixture with bowl-shaped glass shade at second-story level
- Radiator on south wall of first landing, west of doorway to Room 109

Room 111 - Servants' Hall

This space and most of the adjacent laundry (Room 113) were created in 1883 in the place of an early large rear shed. (It is unlikely that any materials survive from the shed.) This space was outfitted as a kitchen, with the original kitchen becoming the dining room. When the present kitchen was built in 1903, the 1883 kitchen became the servants' hall, or sitting room. The room's appearance mostly dates to 1903. The closet in the east wall does not appear in the 1903 plan (fig. 32), but it probably remains from the 1883 kitchen, having been made smaller at that time to make room for the present rear-hall stairway plan.

- Use:** Utility room for staff; contains a paper-cutting table, a soft-drink vending machine, and a water cooler
- Size:** 10 ft. 5 1/2 in. by 14 ft. 11 1/2 in.
- Floor:** Floor level is six steps below floor level of Room 112 (Kitchen); pine floorboards
- Walls:** Plaster above vertical-board wainscot; wainscot has cap molding and ledge baseboard (ledge lower than that in rear entrance foyer - see Room 110). Plaster dates to 1903; wainscot and cap molding probably from 1883; an 1883 doorway at the east end of the south wall, to a closet, was closed in 1903
- Ceiling:** Plaster with cornice molding; ceiling is low

- Doorways:** Four - one at north end of east wall, to Room 110 (1883, type-B door); one at center of east wall, to closet (1883, type-B door); one at west end of south wall, to Room 112 (1903, replaced an 1883 window, type-B door); one at north end of west wall, to Room 113 (1883, type-C door). Architraves have no corner blocks
- Windows:** Two, both in north wall - identical six-over-six, double-hung sashes (west window is 1883; east is 1903; sashes may be reused). An 1883 window at east end of south wall was closed in 1903
- Utilities:** Incandescent ceiling fixture with bowl-shaped glass shade
- Pipes on ceiling; wall register on west wall near ceiling; flue hole for former stove on lower west wall. Sink formerly on south wall has been removed

Room 112 - Kitchen

Built in 1903, the kitchen was remodeled circa 1965 and then restored to its general 1903 appearance in 1986. This included the removal of the exterior doorway and bay window on the south wall, which appear in the 1982 HABS drawings.

- Use:** Staff kitchen
- Size:** 18 ft. 4 1/2 in. by 11 ft. 10 in.
- Floor:** Gray battleship linoleum (1983); may have original flooring under linoleum; six steps down to Servant's Hall shown on the 1903 plan
- Walls:** Plaster - west, north, and east walls date to 1903; south wall dates to 1986, when the nonhistoric bay window and exterior doorway were removed. North end of east wall has plaster covered with wood paneling that extends to doorway at south end of east wall
- Ceiling:** Dropped ceiling with fluorescent lighting; original plaster ceiling above is painted white
- Doorways:** Two - one at south side of east wall, to Pantry (no door); one north, leading down to Servants' Hall (type-B door). Circa-1965 exterior doorway in south wall removed in 1986
- Windows:** Six - three in west wall, above sink, all with six-over-six, double-hung sashes (openings 1903, sashes may be new - they look older than the casings). Three pairs of windows in upper south wall, each opening with fixed, three-light, transom-type sashes containing frosted glass (1986, reproduction of 1903 windows)

Cabinets: West and north walls - built-in cabinetry, plywood with white porcelain knobs (circa 1965). North wall also has small shelf area west of doorway to Servants' Hall (circa 1965). East wall - freestanding wood cabinet (unknown date); upper doors have hammered tin door panels (circa 1965), bottom doors have metal screen panels and are fixed, to conceal a radiator (circa 1965)

Utilities: Sink on west wall; gas range and refrigerator on north wall

Room 113 - Laundry

As stated in connection with the Servants' Hall (Room 111), that room and the laundry were created in 1883 in the place of an early large rear shed. (It is unlikely that any materials survive from the shed.) The laundry was extended westward in 1903 when the present kitchen was built. A servants' toilet room and a closet were created in the south and north ends of the extension, respectively; between them was an enclosed entry area with exterior west-wall doorway. The toilet room was dismantled before 1982 and its east wall was removed, so that the space is now open to the main laundry room. The closet and the enclosed entry area were retained. The laundry room is in deteriorated condition and needs general refurbishing.

Use: Staff utility room; it currently houses heavy-duty refrigeration cases

Size: 10 ft. 1 in. by 15 ft.

Floor: Gray pebble-patterned linoleum

Walls: Plaster on lath with wainscot; wainscot has ledge-type cap molding. Peg board on upper east wall near doorway to Servants' Hall

Ceiling: Plasterboard attached to furring strips; earlier plaster has been removed

Doorways: Four - one at north end of east wall, to Servants' Hall (1883, type-C door); one exterior doorway centered on west wall, inside vestibule (1903, type-A exterior door with glazed top panels); one in east wall of vestibule (door has been removed); one to northwest closet (1903, type-C door). All doorways have plain-board architraves

Windows: Three - two paired windows in north wall, with six-over-six, double-hung sashes; one small window in west wall, north of exterior doorway, with six-over-six, double-hung sashes (all openings 1903, sashes probably reused 1810 material)

Utilities: Capped gas outlet on south wall; heavy-duty receptacles on east and south walls for refrigeration equipment

Radiator on upper part of south wall

Laundry pipes and faucets in northwest corner, tubs on east wall, pipes on ceiling

Second Story

A floor plan of this area is figure 89.

Room 201 - Southeast Bedroom

This room is original to the 1810 house; it appears to have changed little since that time.

Use:	Conservator's office
Size:	15 ft. by 15 ft. 6 1/8 in.
Floor:	Random-width floorboards, 6-7 inches wide (1810); floorboards painted gray
Walls:	Modern plaster
Ceiling:	Modern plaster; narrow ceiling molding, different from that in Room 203 (Front Central Hall)
Doorways:	Three dating to 1810 - east end of north wall, to Room 203; south end of west wall, to Room 202; north end of west wall, to Room 205; all with molded, mitered architraves (no corner blocks) and type-A doors
Windows:	Four - two in south wall, two in west wall, all with two-over-two, double-hung sashes (openings 1810, sashes 1883). All with molded, mitered architraves (no corner blocks)
Fireplace:	Fireplace centered on west wall
Utilities:	Electric lamps Radiator on south wall

Room 202 - Bathroom off Room 201

This space was originally a large closet or small room above the south entry/stair hall in the first story. Its only access seems to have been from the southeast bedroom. Bathroom fixtures were installed here probably in the early 20th century, although they do not appear in the 1903 plans (fig. 41).

Use:	Bathroom
Size:	No HABS measurements
Floor:	Wood cork tile
Walls:	Plaster above white ceramic tile
Ceiling:	Plaster
Doorways:	One at south end of east wall, to Room 201 (probably 1810, with type-A door)
Windows:	One in south wall, with two-over-two, double-hung sashes having frosted glass (opening 1810, sashes probably 1883 with later glass)
Utilities:	Globe lighting fixture on ceiling Early 20th-century plumbing fixtures; tub has been removed

Room 203 - Front Central Hall

The second-story central hall is much longer than the first-story hall, extending from the front to the rear of the main house. This report has thus chosen to consider it as two separate rooms. Room 203 corresponds in length to Room 102, the Front Central Hall in the first story. It terminates at the three steps that lead down to the west part of the hall. The west part of the hall has been designated as Room 206 (West Central Hall). [Note: the label "Room 206" on the HABS drawings does not apply to this space, but rather to an area that is now part of Room 207.] The primary feature of Room 203 is the main staircase that rises along the south wall from the first story (fig. 90). The configuration and primary construction of this staircase dates to 1883, with some reinforcement done in 1903.

Size:	No HABS measurements. Approximately 28 feet long
Floor:	Soft-wood floorboards 3 1/4 in. wide (1929)
Walls:	Plaster with baseboard. Patch at east end of north wall indicates former location of 1810 doorway to Room 204

Baseboard same as 1883 baseboard in Room 102 (Front Central Hall, first floor), but also has quarter-round shoe molding

Ceiling: Plaster with narrow cornice molding

Doorways: Six - one at east end of south wall, to Room 201; one near west end of south wall, to Room 205 (both 1810, with type-A doors). One at east end of north wall, to Room 204; one at middle of north wall, also to Room 204 (both 1810, with type-A doors; east doorway is blocked on hall side). One in west wall, to Room 206 (opening 1883, with modern solid exit door having one upper light). One near west end of north wall, to Room 207 (opening probably circa 1910; door missing). Doorway architraves are molded and have mitered corners

Windows: One in east wall, with two-over-two, double-hung sashes and narrow molded architrave with no corner blocks (opening 1810, sashes 1883). Window architrave is molded and has mitered corners

Bookcases: Bookcases line the east wall and surround the window (circa 1965, built on top of the floorboards)

Utilities: Globe lighting fixture over east end of main stairway

Humidifier (1930) on north wall; identical to that on first story

Room 204 - Northeast Bedroom and Sleeping Porch

The main part of this room is original to the 1810 house. It has remained fairly unchanged since that time. Being located over the original 1810 part of the North Parlor, it is roughly the same size as that space. North of the room is a sleeping porch, which sits atop the part of the North Parlor added in 1887. The main part has one original, shallow closet on either side of the west-wall fireplace. The back of the closet north of the fireplace has a circa-1910 doorway leading to the adjacent Room 207, forming a passageway between the two rooms.

- Use:** Main part is a paper-conservation laboratory
- Size:** 16 ft. 11 1/2 in. by 15 ft. 6 1/2 in. The sleeping porch measures 18 ft. 4 in. by 6 ft. 8 1/2 in.
- Floor:** Floor of main part has gray battleship linoleum (1983), presumably over original floorboards. There is one step up to the Sleeping Porch. Floor of sleeping porch is pressed tin, unfinished
- Walls:** Main part has plaster with baseboard; some wainscot in southwest corner near doorway to closet. Baseboard is same as that in Room 203 (1810); wainscot is approximately 18 inches high. All woodwork painted white
- South wall of sleeping porch is clapboards of main house. Other three walls are wood and windows. Clapboards are painted red, woodwork and windows are painted dark green, following exterior color scheme of house
- Ceiling:** Ceiling of main part is plaster. Ceiling of sleeping porch is wood sheathing painted light green
- Doorways:** Four dating to 1810 - one at east end of south wall, formerly to Room 203, now closed permanently; one at west end of south wall, to Room 203; one each to south and north closets on west wall (most have type-A doors; doorway to northwest closet/passageway has no door; door to southwest closet has original hardware). A fifth doorway, in north wall, leads to Sleeping Porch (1810 window opening converted 1887 to doorway; 1887 six-panel door with upper four panels glazed). All woodwork painted white
- Windows:** Two in east wall, with two-over-two, double-hung sashes (openings 1810, sashes 1883). All woodwork painted white
- Sleeping-porch windows have wood lattice framework; removable wood panels under windows; removable glazed windows lift up and hook onto ceiling for additional exposure during summer months
- Fireplace:** Fireplace on west wall has wood mantel and brick hearth and surround, all painted white

- Utilities:** Historic rotary light switch on southwest wall, by doorway to closet; modern floodlights
- Other:** Equipment for operation of a paper-conservation laboratory, including running water and chemical/water bath tanks

Room 205 - Southwest Bedroom

This room is located above the first-story Sitting Room. It consists of a main part and a small, irregularly shaped hall off its northeast corner. Both parts date to 1810. The main part remains largely intact from that time; however, a short stairway at the west end of the north wall (see figure 13) leading down to the chambers over the original kitchen was converted to a closet in 1903. Interestingly, the back of this closet has a small cupboard door opening into the West Central Hall (Room 206).

The hall part has undergone several major changes. Originally it was the point of departure for two stairways: one ascending eastward to the attic, and one descending southward to the first story. Both of the stairways were removed in 1883. The attic-stairway space was taken to enlarge the main stairway; the south stairway space became a closet with a doorway opening directly to the main part of the bedroom. Sometime after 1903, this doorway was closed, and a new doorway was created at the north end of the closet, leading to the hall part of the room. This happened circa 1910, based on the type-D door now in the doorway. The original closet against the east end of the chimney breast remained intact.

- Use:** Staff office
- Size:** 14 ft. 6 5/8 in. by 15 ft.
- Floor:** Floor is uneven, due to the house having settled in the middle. Covering is gray carpeting over floorboards, which are still visible in northwest closet. Subfloor only in east closet, of matched boards
- Walls:** Plaster painted white; all original, except for patch in center of west wall marking former location of 1810 window closed in 1883. Later shelves in east closet
- Ceiling:** Plaster, apparently with skim coat; contains a presumably original six-light sash that apparently admitted light from the attic to the original south stairway formerly here, with panes now painted brown
- Doorways:** Main part - two dating to 1810, the doorway to northwest closet (two cupboard doors have replaced single door), and the angled doorway to the hall part (door is missing); 1883 closet doorway in east wall closed.

Hall part - two dating to 1810, the angled doorway to the main part (door is missing), and the doorway in the back of the east closet to Room 201 (type-A door); one dating to 1883, at the east end of north wall to Room 203 (type-A door); three dating to circa 1910, the doorway to the south closet (type-D door), the doorway to the chimney closet (type-D door), and the doorway to the east closet (no door ever). Doors have been planed to fit the openings, which are no longer square due to settlement in the middle of the house

Windows: Two in south wall, with two-over-two, double-hung sashes (openings 1810, sashes 1883)

Fireplace: Fireplace on north wall; front of chimney breast appears to have been rebuilt; mantel is 1810

Utilities: Nonhistoric lamps; capped gas outlet on ceiling at west side of room

Radiator on south wall

Room 206 - West Central Hall

As explained in connection with Room 203 (Front Central Hall), the West Central Hall is the back segment of the long center hall in the second story. It was created in 1883 out of a chamber above the original (1810) kitchen, but its present appearance dates primarily to 1903. The floor level of the 1810 chamber was lower than that in the front part of the house, and most of the hall floor remains at that level today. However, the east end of the hall was raised in 1903 to match the front part of the house. This formed a wide landing; the stairway to the new third story ascended from it along the north wall of the hall, while the short stairway to the rest of the hall descended from it along the south wall (see figure 91).

The hall has two closets and three cupboards. One closet and one cupboard are in the south wall; the cupboard is over the short stairway, while the closet is at the foot of the stairway. The cupboard is actually part of the northwest closet in the adjacent Room 205, which was created by enclosing an original short stairway circa 1903. The hall's south-wall closet occupies an enclosure that was part of the 1883 construction of the Plant Room addition. The enclosure contained the attic stairway until the latter was removed circa 1903-1910. The hall's other closet and another cupboard are under the stairway to the third story. The closet is under the west end of the stairway, while the cupboard is under the middle. Both of these date to the 1903 construction of the stairway. The third cupboard is at the extreme west end of the south wall. It appears to be later, perhaps dating to the 1960's.

Size: No HABS measurements

Floor: Floor of east end is three steps below the floors in front part of house; floor of remaining west portion is three steps lower than that of east end. Softwood floorboards 2 1/2 in. wide (1903)

- Walls:** Plaster, covered with burlap and painted a cream color
- Ceiling:** Plaster; ceiling is lower in southwest corner
- Doorways:** 11 - to Room 203 (opening 1833, modern door), to Room 208 (opening 1883, type-A door), to Room 209 (opening 1903, reused 1883 type-A door), to Room 210 (opening 1903, reused 1883 type-A door), to Room 211 (opening 1903, type-B door), and to Room 212 (opening 1903, type-A door); also to southeast cupboard (opening 1903), to south-wall closet (opening for former 1883 attic stairway, type-A door with wood screening in its two upper panels), to southwest cupboard (opening and doors circa 1965), to closet under north-wall stairway (opening 1903, four-panel, type-A door), and to cupboard under stairway (opening 1903, four-panel door). All doorways have molded architraves with no corner blocks
- Windows:** Raised skylight over stairway to third story (see Room 300)
- Stairways:** Two - short stairway along south wall, descending westward from east-end landing to lower rear part of hall; longer flight along north wall, ascending westward to third story; both built 1903, but not as shown in the plans for that work
- Short stairway has three treads and four risers; long stairway has nine treads and 10 risers
- Bookcases:** The east wall is entirely covered with bookcases (circa 1965) around the doorway
- Utilities:** Incandescent, globe-type ceiling fixture at top of landing

Room 207 - Small Laboratory

This space was originally a small room above the 1883 North Entry. Both it and the former North Entry were outfitted for office-related storage purposes circa 1900, being linked by a stairway along the east wall. The rooms were being used for photographic storage by 1909-1910, when they were again remodeled, and the east-wall stairway was rebuilt. The closet off the southwest corner of the second-story room may have been built at this time: it is not present on the 1903 plan (fig. 33), but does appear on the 1913 plan (fig. 46). The original doorway from the room to the Front Central Hall became the doorway to the closet; a new hall doorway was created east of the original doorway.

Sometime thereafter, possibly circa 1925, a dressing room and bathroom were created in the south and north ends of the room, respectively. The old photographic storage cases and stairway were removed, the southwest closet was retained, and the northeast passageway into Room 204 was probably created. The National Park Service removed the dressing room and bathroom in 1985 and returned the room to its original size, but retained the southwest closet and northeast passageway.

- Use:** A small laboratory, to accompany the large laboratory in Room 204, housing its fume hood and other equipment and supplies
- Size:** No HABS measurements
- Floor:** Gray battleship linoleum
- Walls:** Plaster
- Ceiling:** Plaster
- Woodwork:** Appears to be some original
- Doorways:** Three - one at east end of south wall, to Room 203 (door has solid wood panel with one light and hydraulic opener); plain-board architrave. One at west end of south wall, to a closet with open shelving (door has been removed); molded architrave with mitered corners. One at north end of east wall, to Room-204 closet and Room 204
- Windows:** One in north wall, with two-over-two, double-hung sashes having frosted glass; plain-board architrave
- Utilities:** One single-bulb ceiling fixture with porcelain base; heavy-duty wiring for scientific equipment
- Plumbing pipes on west wall

Room 208 - Sitting Room

This room is part of the 1883 Plant Room addition. This room is largely unchanged since that time; most of the woodwork is from 1883. However, the closets along the east wall have undergone several alterations. There are four of these, which can be distinguished from each other by their locations: south, south center, north center, and north. The north closet is accessed from Room 206, and has been described in connection with that room. The other three are accessed from Room 208. The south closet has always been a closet. The south center and north center closets were part of the 1883 stairway to the first story of the Plant Room addition. There is a small cupboard west of entrance door.

- Use:** Staff office
- Size:** 15 ft. 1 in. by 17 ft. 2 5/8 in.
- Floor:** Gray carpeting; no finish floor in small west cupboard, subflooring is matched floorboards 3 1/2 in. wide
- Walls:** Plaster. Closet near hall has wood sheathing on west wall
- Ceiling:** Plaster; low height
- Doorways:** Four - one at east end of north wall, to Room 206; three closet doors on east wall; all have type-A doors
- Windows:** Four - two on south wall, one pair in west wall; all have two-over-two, double-hung sashes (openings and sashes 1883)
- Chimney:** Chimney breast appears to have been rebuilt, replacing 1883 stove hearth (modern studs, wire nails, and wire lath). Front of chimney breast appears rebuilt; some evidence of exterior paint
- Bookcases:** New bookcases all along west wall
- Utilities:** Nonhistoric, freestanding lamps
- Register grille on east wall near doorway to Room 206

Room 209 - Northwest Bedroom

This room was a bed chamber over the 1810 kitchen ell; it was upgraded during the 1883 alterations, and had its ceiling raised to its present height in 1903. Most of the woodwork appears to date to 1810. (The top members of the doorway and window architraves date to the raising of the ceiling in 1903.)

There is a fireplace on the east wall, with a closet on either side. The north closet dates to 1810. The south closet contained an 1810 stairway down to the original kitchen; the stairway was removed, and the present closet was created, in 1883.

Use:	Staff office
Size:	13 ft. 2 1/4 in. by 14 ft. 5/8 in.
Floor:	Carpet over 1883 floorboards, visible in closets
Walls:	Plaster. North closet has shelves painted green; south closet has wallpaper and a shelf
Ceiling:	Plaster
Doorways:	Three - one near east end of south wall, to Room 206; one to each of the two closets flanking the fireplace (all have type-A doors)
Windows:	Two in north wall; both have one-over-one, double-hung sashes (openings are 1810, sashes are 1903)
Fireplace:	Firebox is 1810, mantel is 1883
Utilities:	South closet has fuse panel box Radiator on north wall

Room 210 - West Bathroom

This room was constructed as a fairly large bathroom in the 1883 Pantry addition. It was reduced in size in 1903, when both its east and north walls were moved inward. (The east wall was moved to provide better access between the West Central Hall and the new Rear Stair Hall; the north wall was moved to make room for the new adjacent shower room.) The 1883 woodwork was retained and reused during the bathroom remodeling, including the wainscot, the baseboard, and the doorway and window architraves.

Use:	Bathroom
Size:	No HABS measurements
Floor:	Gray, inlaid linoleum (worn condition, predates linoleum installed in other rooms by NPS in 1982). Linoleum covers 1903 oak tongue-and-groove floorboards 3 1/2 in. wide, which butt up against the baseboard
Walls:	Plaster above wainscot, both painted white. Pipe chase in southwest corner; 1883 lath and cut nails visible here
Ceiling:	Plasterboard
Doorways:	One - in south half of east wall, to Room 206 (type-A door). Relocated westward, along with the wall in which it sits, in 1903
Windows:	One - in center of west wall, with two-over-two, double-hung sashes having frosted glass (opening and sashes 1883)
Utilities:	Incandescent light over mirror above sink; capped gas outlet on west wall; bell buzzer near doorway in east wall Radiator on upper part of north wall Early 20th-century bathroom fixtures (sink and pull-chain toilet)

Room 211 - Shower Room

This room was constructed in 1903 in the second story of the 1883 Servants' Wing. It was renovated in 1923. The woodwork dates mostly to 1903, including the plain-board doorway and window architraves, which are painted green. There is a closet in the north wall, across from the shower.

- Size:** No HABS measurements
- Floor:** White tile (1923)
- Walls:** White tile (1923); hole in east wall near doorway where buzzer was removed
- Ceiling:** Plaster
- Doorways:** One - in center of east wall, to Room 206 (type-B door)
- Windows:** One - small, at south end of west wall, with six-over-six, double-hung sashes having translucent glass (opening and sashes 1903)
- Utilities:** Bowl-shaped electric light fixture on ceiling
- Shower stall on south wall (plumbing extant). Original plumbing; pipes rusted along lower west wall; stack pipe in southwest corner
- Capped electrical light box on upper part of north wall

Room 212 - Rear Stair Hall

This space has already been described in connection with Room 110, the Rear Stair Hall in the first story.

Room 213 - Servants' Bathroom

This bathroom dates to the 1910 alterations. It was created in space taken from Room 215, the servants' bedrooms at the rear of the Servants' Wing.

Size: No HABS measurements

Floor: Linoleum having a small red-brick pattern (torn and chipped at the doorway, it stops at the sink). Below are original floorboards 3 1/4 in. wide

Walls: Plaster above matched-board wainscot, with narrow, plain baseboard; wood pipe chase in southeast corner. All woodwork stained brown

Ceiling: Plaster; some cracks

Doorways: One - centered in north wall, to Room 214 (opening 1910, type-B door). Plain-board architrave with mitered corners, stained brown

Windows: One - small, high in south wall above tub, with six-over-six, double-hung sashes (opening and sashes 1910); plain-board architrave with mitered corners; sashes and architrave stained brown

Utilities: Bowl-shaped electric light fixture on ceiling; capped gas pipe on west wall

Radiator against east wall

1910 sink and claw-foot tub, newer toilet, ghost of old toilet on wall above tank, new towel racks

Room 214 - Servants' Lobby

This room was constructed in 1910, along with the adjacent bathroom, from space formerly part of Room 215. It is a small lobby that provides access to Room 212 (Rear Stair Hall), Room 213 (Servants' Bathroom), and Room 215 (Servants' Bedroom).

- Size:** No HABS measurements
- Floor:** Same unpainted floorboards as in Room 213, with a saddle threshold separating the floors of the two rooms. Floor is now carpeted
- Walls:** Plaster with plain baseboard (higher than that in Room 213); north wall a low knee wall; all painted
- Ceiling:** Plaster, painted
- Doorways:** Five - south end of east wall, to Room 212 (no door); center of south wall, to Room 213; south end of west wall, to Room 215; all with type-B doors. Plain-board architraves, painted
- Windows:** One - small, in east end of north knee wall, with six-over-six, double-hung sashes (opening and sashes 1910). Plain-board architrave with molded apron, painted
- Utilities:** One wall sconce with no shade on west wall, north of doorway to Room 215
- Low radiator along north wall

Room 215 - Servants' Bedroom

This room was constructed during the 1883 conversion of a large rear shed into a one and one-half story service wing. A new kitchen and laundry were created at first-story level, while the second story became a large bedroom for servants. In 1903 the bedroom was reduced in size by taking approximately 6 1/2 feet from its east end for the creation of the present Rear Stair Hall. Room 215 was reduced further in 1910, by the taking of more east-end space for a new bathroom (Room 213) and a circulation lobby (Room 214). Also, a partition was built from the west wall to the chimney stack, to create two separate spaces; closets were created in the southeast and southeast corners of the two spaces. The east half of the partition was removed circa 1965.

Use:	Staff office
Size:	South half 12 ft. 2 in. by 7 ft.; north half 13 ft. 8 in. by 7 ft.
Floor:	Brown wall-to-wall carpeting over painted floorboards
Walls:	Plaster; appears to be new or skim-coated. North and south walls are knee walls, due to slope of ceiling
Ceiling:	Plaster. Sloped ceiling at north, south sides; hatch to attic crawl space on south slope
Doorways:	Five - one in east wall, north of center, to Room 214 (never had a door); one each to southeast and northeast closets (type-B doors); two in west wall, one on either side of the partition, to the 1926 sleeping porch (short glazed doors, formerly 1910 windows). Plain-board architraves
Windows:	Two - one in south-wall dormer, one in center of north knee wall, both with six-over-six, double-hung sashes (openings and sashes 1910). All with plain-board architraves
Utilities:	Two electric wall sconces on west wall, one on either side of the partition Radiator against side of partition

Third Story

This level is seen in figure 92. It was added in 1903 over the rear part of the main house only. An attic remains over the front part of the main house.

Room 301 - Southwest Sleeping Room

As explained previously in the section "House: Architectural History, Post-1883 Additions and Alterations," this bedroom was constructed in 1903 minus three features shown in the plan drawn up for that work (fig. 42). These were the north-wall doorway to the adjacent bathroom (Room 302), the east-wall stairway to the first story, and the closet in the southeast corner. The northeast corner of the room was partitioned off for the short stairway to the attic. The present-day closet in what remains of the northeast corner of the room dates to 1903 or very shortly thereafter, based on physical evidence.

Use:	Staff office
Size:	No HABS measurements
Floor:	Tan, wall-to-wall carpeting in room and closet
Walls:	Plaster
Ceiling:	Plaster, with narrow picture molding used as a cornice
Doorways:	Three - one in center of north wall, to Room 300 (type-A door); one at west end of north wall, to closet (two sliding doors); one at east end of north wall, to double cupboard (two paneled wood doors). All openings 1903, with simple molded architraves
Windows:	Five - three side-by-side in south dormer, each with a four-light awning sash; a pair in west wall, with two-over-two, double-hung sashes. All openings and sashes 1903
Utilities:	Modern, recessed lighting on ceiling Small radiator on west wall

Room 302 - Stair Hall

The present third-story hall dates to the alterations of 1903. However, it differs substantially from the plan prepared for that work (fig. 42). As described in connection with Room 206 in the second story, the stairway from the second story was built in the opposite direction from that shown on the plan, perhaps for the sake of usability. The stairway also seems to have been made wider: the short stairway from the third story to the attic was not built in this hall, but in a space taken from adjacent Room 301. This meant that the entire hall could be devoted to the stairway from the second story. A large skylight was installed in the ceiling over the stairway (fig. 93).

Use:	Stair hall
Size:	No HABS measurements
Floor:	Softwood boards 3 1/2 inches wide
Walls:	Covered with burlap and plaster
Ceiling:	Plaster
Doorways:	Four - all type A
Windows:	Skylight in ceiling
Stairway:	The stairway to the second story has been described in connection with Room 206. The stairway to the attic is described as part of the attic.
Utilities:	Recessed ceiling light above landing

Room 303 - Bathroom

This room was built as a bathroom in 1903, but it was never connected to the Southwest Sleeping Room by a doorway in the south wall, as shown in the 1903 plan. Its bathroom fixtures were removed after 1982.

Use:	Office-supply and filing room for staff use
Size:	No HABS measurements
Floor:	Gray inlaid linoleum over soft wood floorboards; hole in linoleum on south side
Walls:	Plaster above wainscot; latter is wide tongue-and-groove with plain cap board
Ceiling:	Plaster

- Doorways:** One - in center of east wall, to Room 300 (door has been removed)
- Windows:** One - small, at south end of west wall, with six-over-six, double-hung sashes and molded architrave
- Utilities:** Radiator against west wall

Rooms 304 and 305 - Northwest Sleeping Room and Closet

This space was constructed during the 1903 addition of the third story. The 1903 plan for this work (fig. 42) shows a closet at the west end of the south wall. No such closet exists today, and it is unlikely that one was ever built. This is because the closet's space would have been in the adjacent bathroom (Room 302), which shows no signs of having been altered from its present size. The plan also shows closets all along the east and north walls of the room. Again, no physical evidence of them remains today, and it is unclear if they were ever built. The east end of the space was partitioned off before 1982 to make a smaller room (Room 304) and a large closet (Room 305).

- Use:** Staff room; closet is used as a computer room
- Size:** No HABS measurements
- Floor:** Tan wall-to-wall carpeting over soft wood floorboards; floorboards are exposed in computer room
- Walls:** Plaster; narrow washboard paneling (as in offices) on east wall and in large closet (painted white); shelves on east wall of large closet
- Ceiling:** Plaster
- Doorways:** Two - one east of center in south wall, to Room 300 (opening 1903, simple molded architrave painted white, type-A door); one in center of east wall, to large closet (simple molded architrave painted white; door was removed but rehung by the NPS after 1982)
- Windows:** Five - three side-by-side in north dormer, each with a four-light awning sash; a pair in west wall, with two-over-two, double-hung sashes (south window was hinged as a door when third-story sleeping porch was built in 1910). Simple molded architraves painted white; all openings and sashes 1903
- Utilities:** Recessed ceiling light; historic rotary light switch by doorway to Room 300; connected to wire mold
- Radiator against south wall

Room 306 - Attic

The attic is original to the 1810 house, but its interior details have changed because the roof has been rebuilt several times. The original main house consisted of a ridge-hipped front (east) block and a gable-roofed side (southwest) block, at right angles to each other (see figure 10). In 1883, additions were built to the west of both blocks, and the existing roofs were extended westward to cover them (in an extremely complicated manner, judging by figure 13). The front block's shingled north roof slope was extended westward, to cover part of the new North Entry enclosure. Also, the front block's west roof slope was raised along its entire length, all the way to the roof ridge of the side block. This created a broad, slightly pitched roof over the rest of the new North Entry, and over the remodeled spaces above the original kitchen. The raised roof area was so shallowly pitched that it had to be covered with tin.

The side block's gable roof was also extended westward, to cover the new two-story Plant Room addition. Its north slope pitched more gently than its south slope, so that it could also cover the new two-story Pantry addition (see figure 18). However, both slopes were adequately pitched for shingles. Much of the kitchen wing's gable roof seems to have been retained.

In 1903, the complicated 1883 roof structure of the main house was replaced with the simple ridge-hip design seen today (see figure 42). The ridge ran east-west, the lower roof slopes were pitched, and the upper slopes were almost flat. (The west end of the roof looks like a gable roof in the north and south elevation drawings, but that is because the 1903 work included the construction of two cross gables at either end of the west elevation.) The 1903 roof design retained some of the existing lower roof slopes on the main house: the east slope (1810), the east half of the north slope (1810 and 1883), and most of the south slope (1810 and 1883).

Today, most of the framing for the 1810 roof remains in place. This includes the two hip rafters at the north end of the 1810 roof, the hip rafter at the southeast corner of the 1810 roof, the gable rafters at the west end of the 1810 roof, and most of the smaller rafters. The rafters along the north side of the 1810 west block were removed by 1903 (see figure 10). Elements from the 1883 hipped roof remain along the middle of the north side of the attic; no framing remains from the south-side or center portions of the 1883 roof. The 1903 roof covers all of the earlier roof members. Figure 94 shows the east face of the westernmost original chimney (the one serving Rooms 105 and 205). On it is visible the ghost of the 1810 north roof slope of the southwest block.

- Use:** Storage; the attic is crowded full of stored items
- Floor:** Pine boards 15 inches wide with butted edges on the west and south sides of the attic; floor over the former North Entry is 9 inches lower, boards are 9 inches wide and tongue-and-groove. A patch at the top of the present 1903 attic stairway shows the location of the former 1883 attic stairway (see "Stairway," below). No patch evident above sash in ceiling of Room 207 closet.
- Walls:** Unfinished; stairwell walls have plasterboard of unknown date

- Ceiling:** Very low; consists of unfinished roof framing; two raised skylights, both 1903 - one near east end of ridge (over Front Central Hall), one near west end of ridge (over third-story stairway); one 1903 louvered vent in south roof slope, below chimney. No patch evident in south roof slope of pre-1883 skylight northwest of southeast chimney
- Doorways:** One - at foot of stairway (type-A door)
- Stairway:** The original attic stairway was a straight west-to-east run near the middle of the main house (fig. 8). It was removed in 1883, and its opening in the attic floor was patched with short floorboards. The 1883 attic stairway was along the east side of the Plant Room addition. This had a straight north-to-south run to the attic of the Plant Room addition, and a short west-to-east run from the attic of the addition to the attic of the main house. Both runs were removed in 1903. The long run was rendered unnecessary by the new stairway to the new third story. Its opening in the addition's attic floor was patched with short floorboards, later changed to plywood. A short run was still needed to ascend from the third story to the attic. Thus, the present attic stairway just south of the center stair hall was built. (It resembles the short 1883 stairway, but is located farther northward.)
- Utilities:** Rotary electrical switch near doorway (1903, inoperative); new junction box, two outlets and one switch; wire molding; historic porcelain-plate ceiling fixture over stairway
- Vent pipe extends from floor on north side through center skylight

EXISTING CONDITIONS — UTILITY SYSTEMS

The utility systems at Frederick Law Olmsted National Historic Site were upgraded in 1982 under the supervision of the North Atlantic Historic Preservation Center.²⁶ The existing conditions discussed here are primarily for the house's utility systems, although there is some overlap with those of the offices.

Protection Systems

Fire-Detection and Suppression Systems

Fire protection is provided by a fire-detection and suppression system.²⁷

Alarm System

There are smoke detectors throughout the house that were installed circa 1982. There are heat risers in the kitchen and barn, and also wire heat detectors around the exterior of the house. Alarm calls are sent directly to the Brookline Fire Department and the security firm Security Alarm System. The fire alarm is also directly connected to the Brookline Fire Department. There are two annunciator boxes at the Olmsted site:

- one in the house, located on the top landing of the basement stairway in the Front Central Hall (this is the main working box); and
- one on the main pole station, on the outside of the Rear Office Entry, south side.

Sprinkler System

The following information was excerpted from "Offices: Appendix F," found in Volume 2, Part 2 of this report.

In 1914, a Rockwood dry-pipe sprinkler and fire-alarm system was installed in the offices and in the house basement. The only office area in which the sprinkler system was not installed was the brick Plans Vault. The Plans Vault was of fireproof construction, and if the system had malfunctioned, water would have damaged the drawings stored in the Plans Vault.

All of the piping for the sprinkler system was run exposed. The piping was connected to the water main in the basement of the Planting Department. The sprinkler compressor was also located in this basement. The original directions for the operation of the sprinkler hung beside the compressor. This equipment is seen in figures 1-6 in "Offices: Appendix F."

²⁶ NPS memorandum, Gilmore to Cliver, May 1, 1985; Fox, *Completion Report*.

²⁷ "Fire Detection and Suppression Alarm System, Project Document RFP-NARO-2-0830" (no contract number at CRC).

The Rockwood sprinkler system was a dry-pipe system, so that it could be installed in portions of the buildings where the temperature might fall below freezing. The pipes in this type of system are filled with air under moderate pressure. When there is an increase in temperature caused by a fire, a sprinkler head opens, air escapes, the valve holding back the water opens, and the system's pipes fill. As the sprinkler heads open, water sprays from the heads to extinguish the fire.

In 1983 the original sprinkler system was extensively upgraded. A new compressor was installed, damaged piping was replaced, and new sprinkler heads were installed throughout. The system was also wired directly to the site's fire-alarm system, which is connected directly to the Brookline Fire Department. The sprinkler system is directly connected to the Brookline municipal water system, as is the water supply for the site.

Intrusion-Detection System

The house and offices are protected from intrusion by motion detectors, sound detectors, and contact detectors, all installed in 1981-1982. The burglar alarm is not connected to the Brookline Police Department.²⁸ Motion detection is provided by an ARITEC System 230; the control panel is located at the top landing of the basement stairway in the Front Central Hall.

Heating, Ventilating, and Air-Conditioning Systems

The house is heated by a steam-heat radiator system installed circa 1981, supplemented with a forced hot-air system installed in 1990. Each system has an oil-fired furnace located in the main part of the house's basement (Room 001). The steam-heat furnace has a Carlin burner; the hot-air furnace has a heat-coil system. There are two oil storage tanks in the same room. A new boiler for the office complex was installed in the basement of the Planting Department in 1982-1983.²⁹

The house presently has no operative system for climate control, other than window-mounted air conditioners in some offices. There are two historic but nonworking humidifiers, one each in the first and second stories of the Front Central Hall. These were installed in 1930 at a cost of \$400.³⁰

²⁸ "Intrusion Detection System, Contract No. CX 1600-1-0003," 1981, North Atlantic Regional Office, NPS.

²⁹ "Boiler project at Olmsted, 1982-1983" (no contract number at CRC).

³⁰ Letter, Boston Heating Company to Olmstead [sic] Brother, Feb. 5, 1930. Type "A" Aqualator humidifiers made by the Wilcolator Company of Newark, NJ, installed in first- and second-story halls.

Water System

As stated previously, the water supply for the site is a direct connection to the Brookline municipal water system. A new water main was installed in 1982.³¹ Hot water is provided by a Smith Conservationist 30-gallon tank, heated by electricity.³² The drainage system was improved in 1986.³³

Electrical System

Originally lighted by kerosene lamps and gaslight, the house had electricity by 1903. Historic electrical fixtures and switches have been retained in some rooms, particularly those that are interpreted for visitors. Supplementary modern equipment was installed in rooms used as office space. The east entrance vestibule has a reproduction turn-of-the century pendant lighting fixture that was installed in 1983 (fig. 77).

The electrical systems of the house, office complex, and barn were upgraded by 1985.³⁴ The electrical service in the house now has 200 amperage. There are two 200-amperage circuit panel boxes in the house basement near the bulkhead door. Also located in this area is the Raychem electrical control box for the roof de-icing system.

³¹ "Water main replacement at Olmsted, Contract No. CX 1600-2-0046," 1982, North Atlantic Regional Office, NPS.

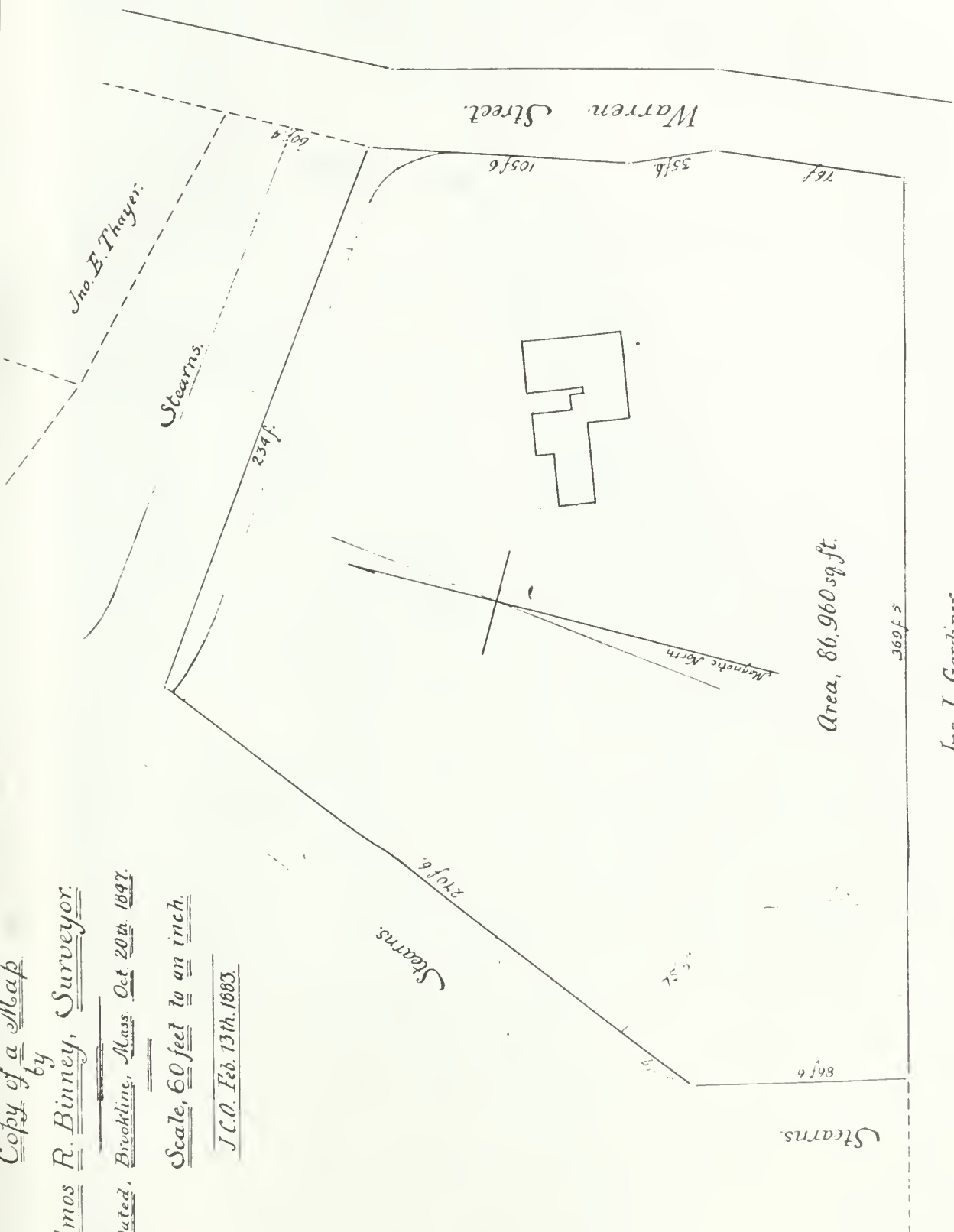
³² "Hot Water Piping Plan" (no contract number at CRC).

³³ NPS memorandum, E. Blaine Cliver to Fred Bentley, August 18, 1986, "Drainage system improvement at Olmsted."

³⁴ Electrical contract no. CX 1600-3-0042, May 1984, North Atlantic Regional Office.

FIGURES FOR
“THE HOUSE: PHYSICAL HISTORY AND ANALYSIS”

Copy of a Map
by
Amos R. Binney, Surveyor.
Dated, Brookline, Mass. Oct 20th 1897.
Scale, 60 feet to an inch.
J.C.O. Feb. 13th. 1883.



Jno I. Gardiner.

Figure 4. Site plan, October 20, 1847, showing an outline of the site and the house known after 1883 as Fairsted.



Figure 5. Photograph of a painting of the house, showing the northwest side before the Olmsted additions were completed.

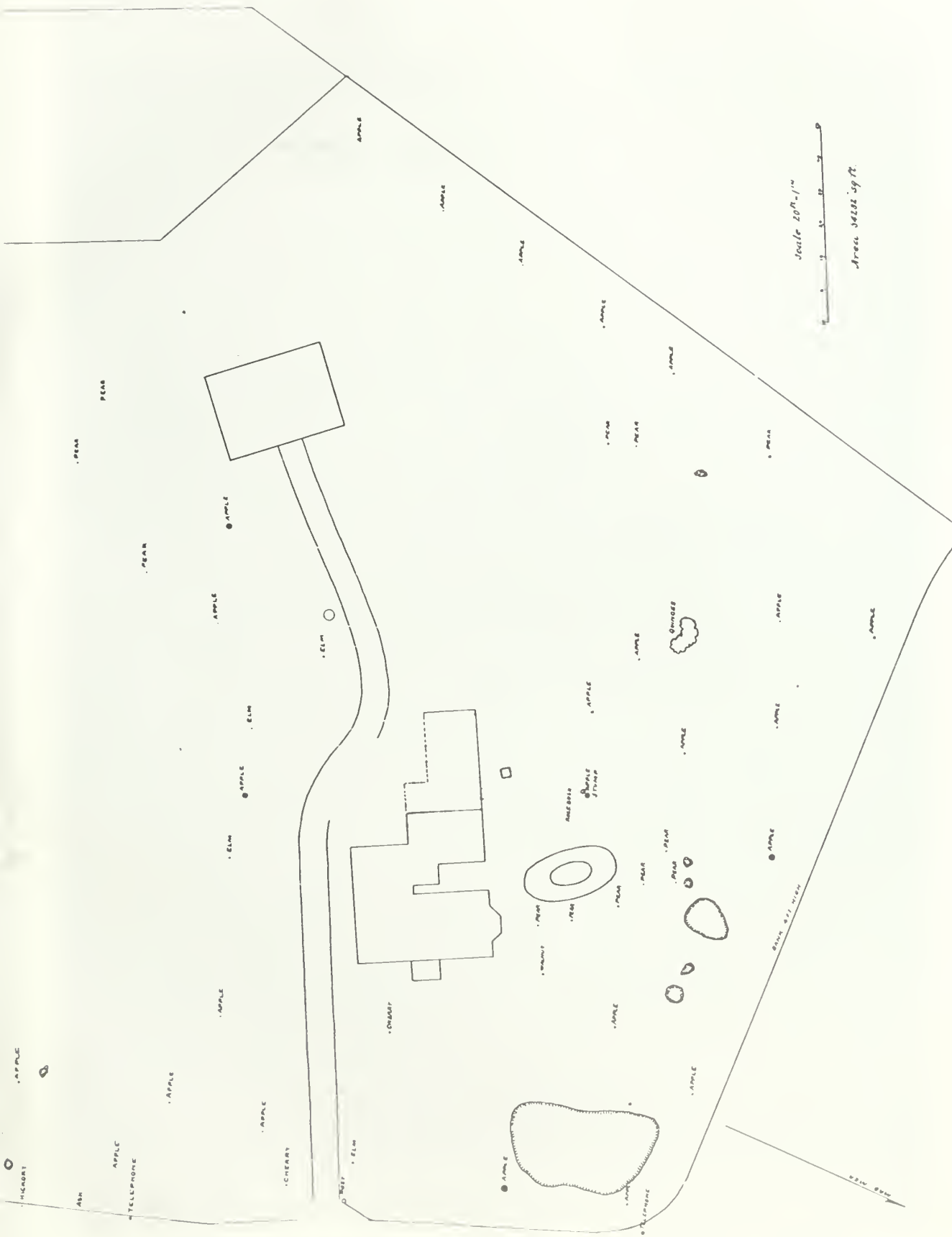


Figure 6. Site plan of the Olmsted property, before 1883, showing house with barn in its original location.

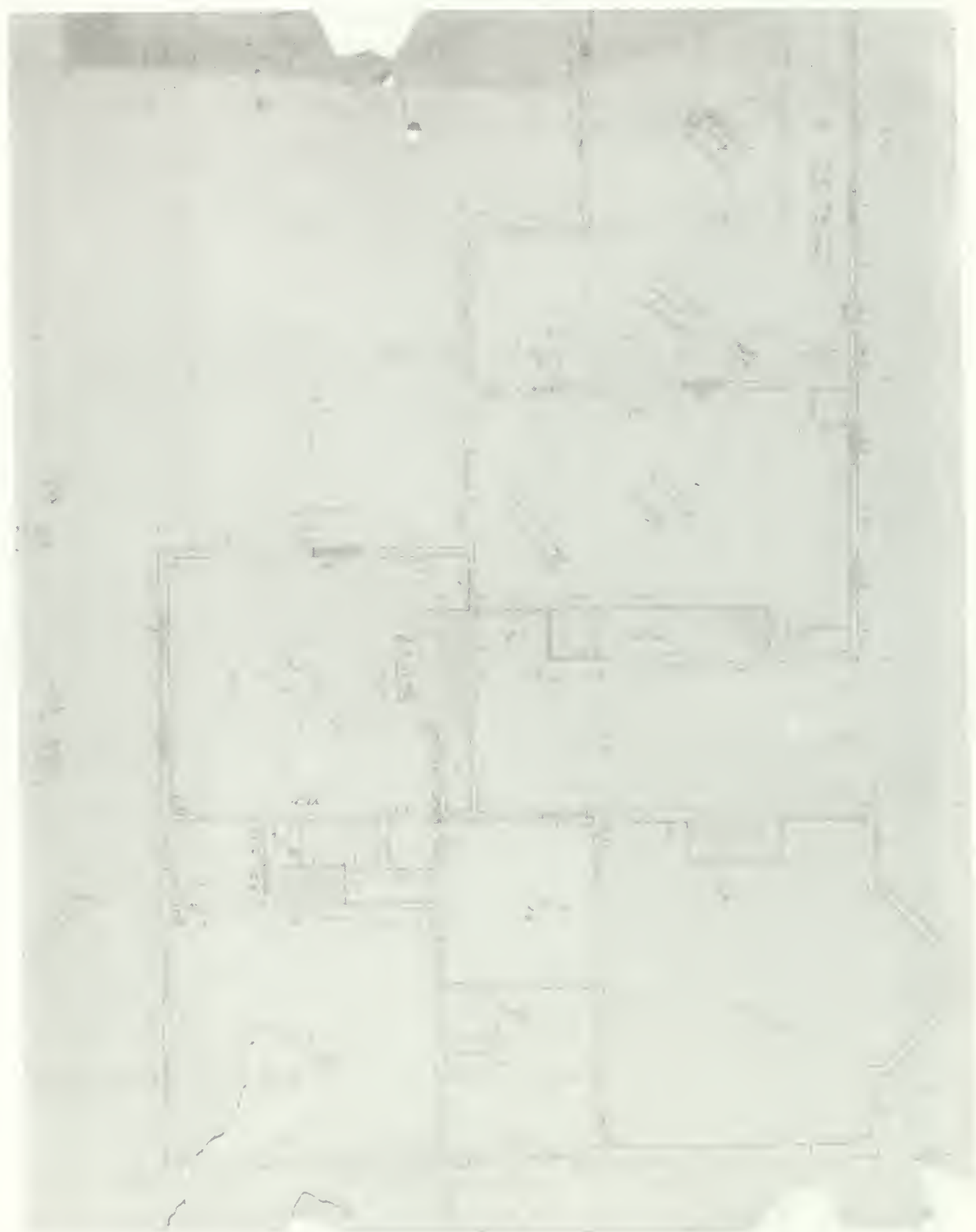


Figure 7. First-floor plan, Clark House measurements before 1883 alterations.

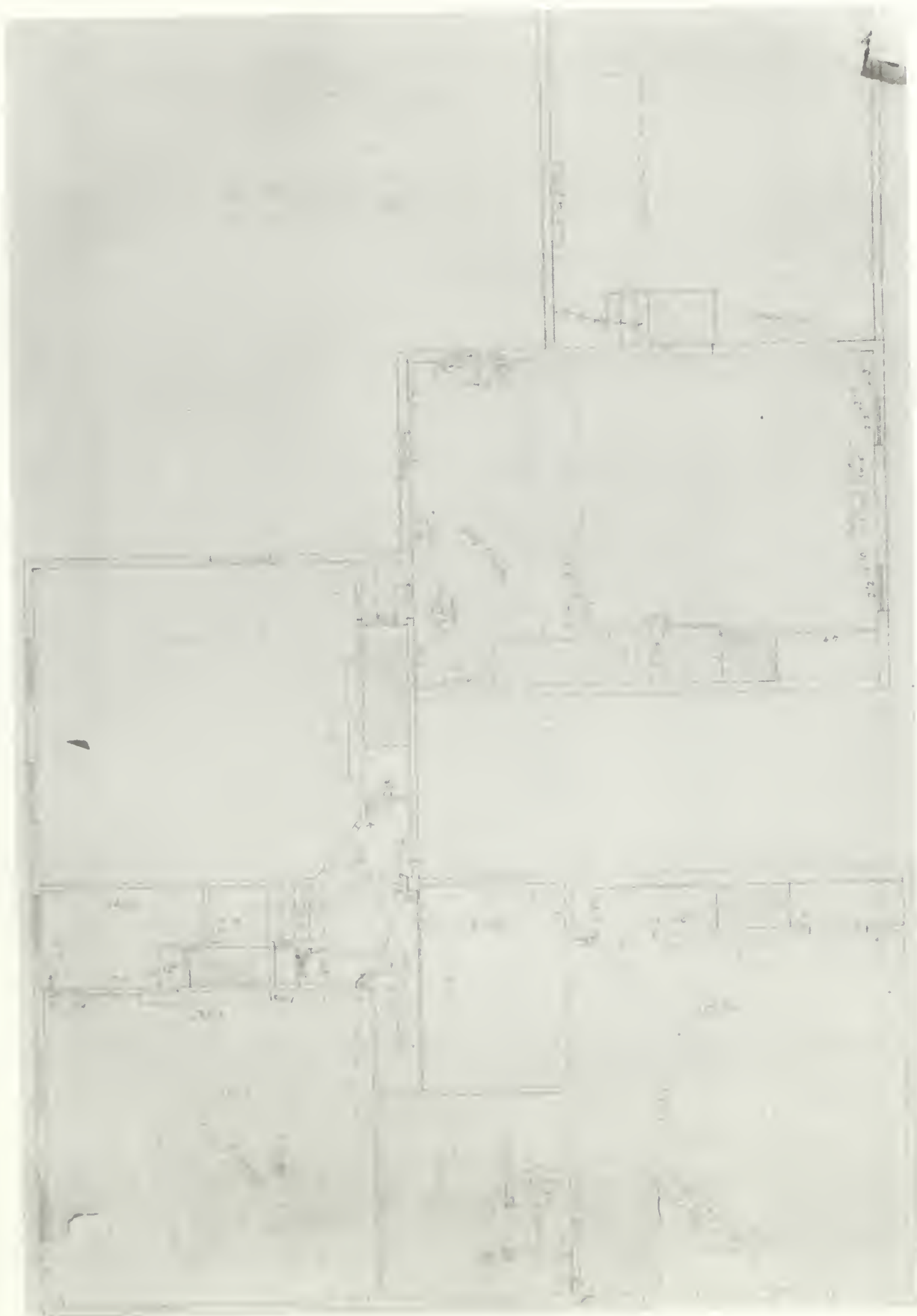


Figure 8. Second-floor plan, Clark House measurements before 1883 alterations.

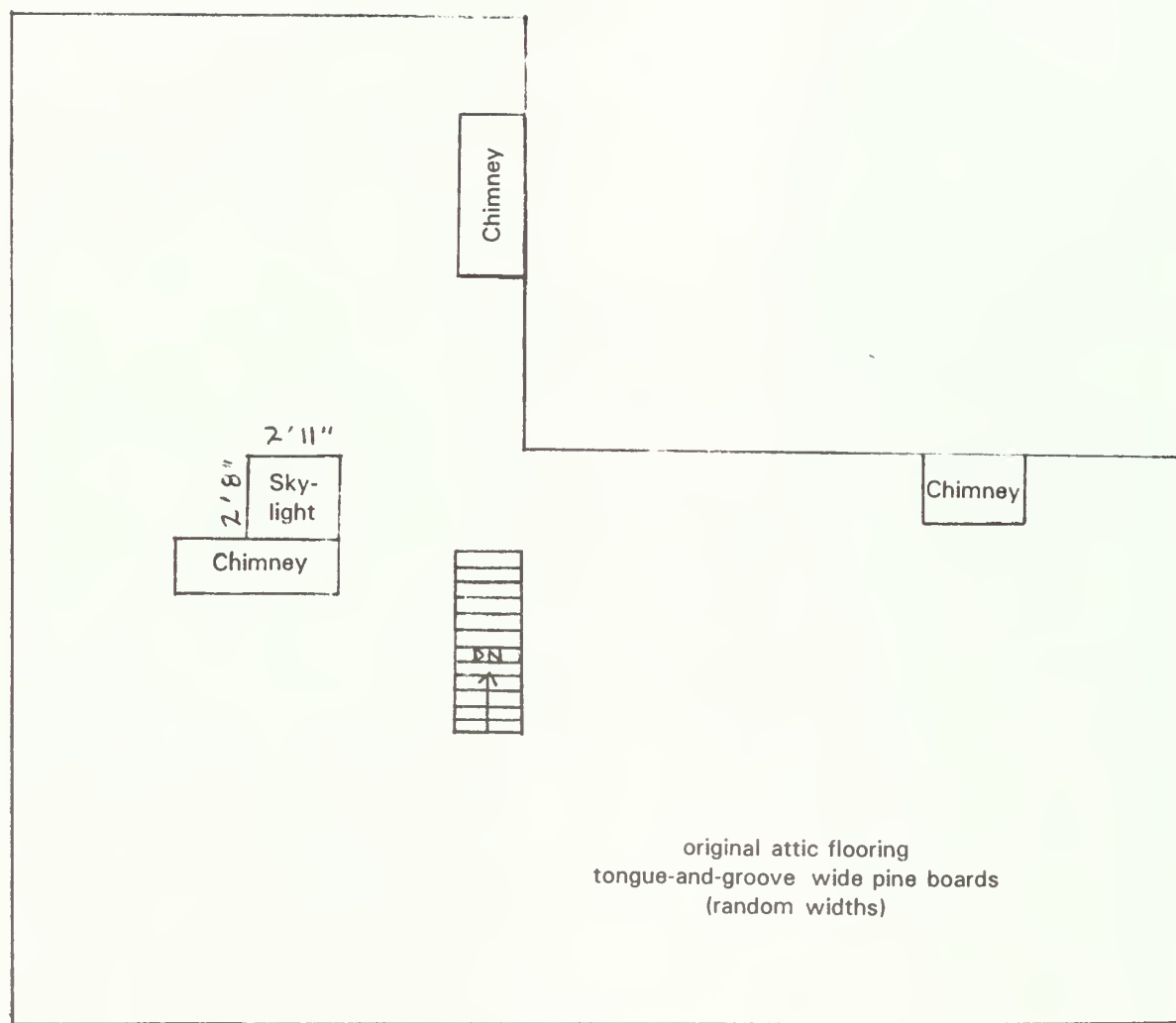


Figure 9. Attic floor plan, before 1883.

 -Removed by 1903

FREDERICK LAW OLMSTED NHS



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Figure 11. Roof plan, 1883 alterations to house.

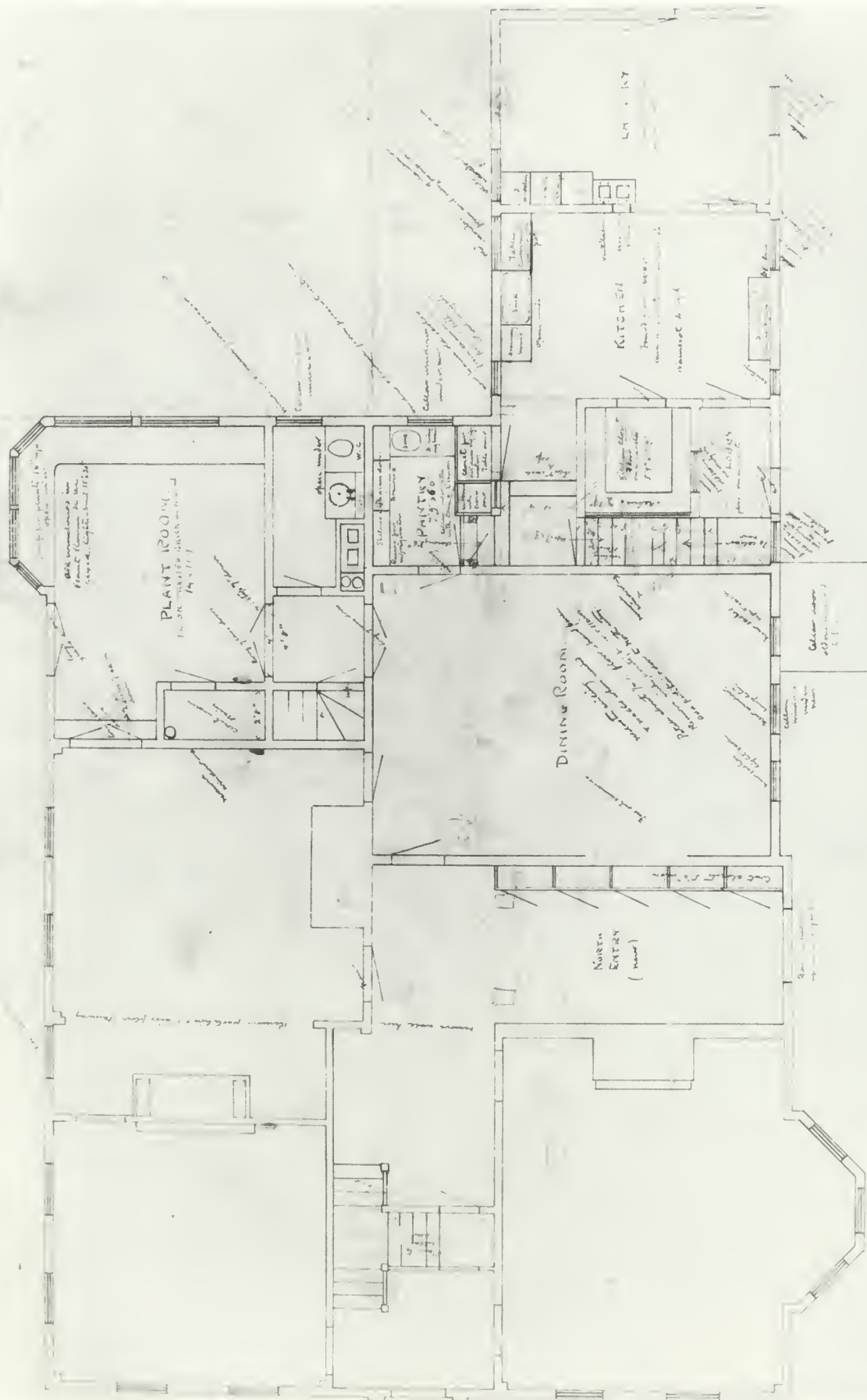


Figure 12. First-floor plan, 1883 alterations to house.

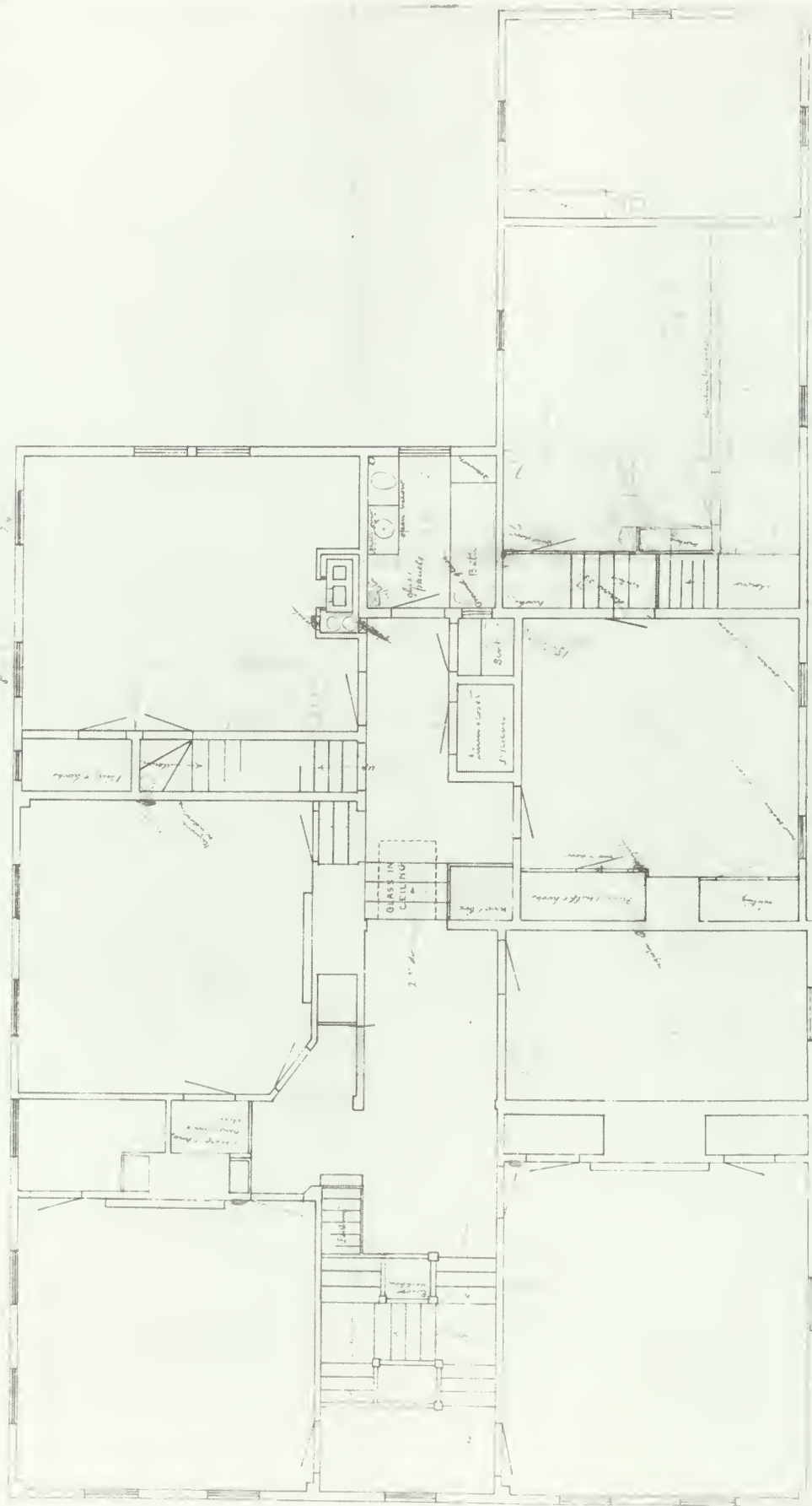


Figure 13. Second-floor plan, 1883 alterations to house.

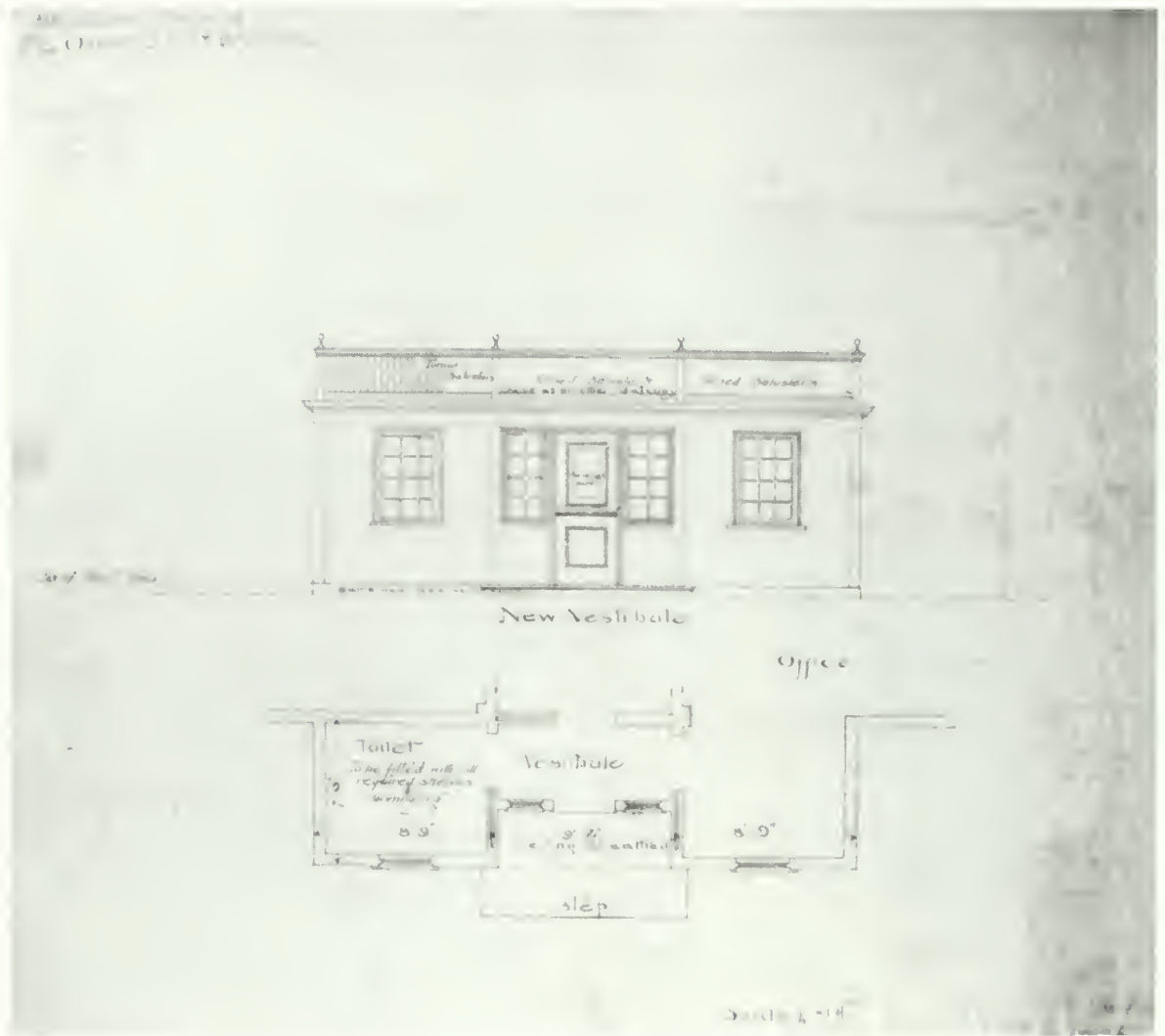


Figure 15. Plan for east entry vestibule, circa 1883 (not constructed).



Figure 16. East elevation of house, seen through spruce-pole arch, February 1885.



Figure 17. South elevation of house, circa 1885.



Figure 18. West elevation of house, circa 1885.



Figure 19. Woman at North Entry Doorway, circa 1883-1889.

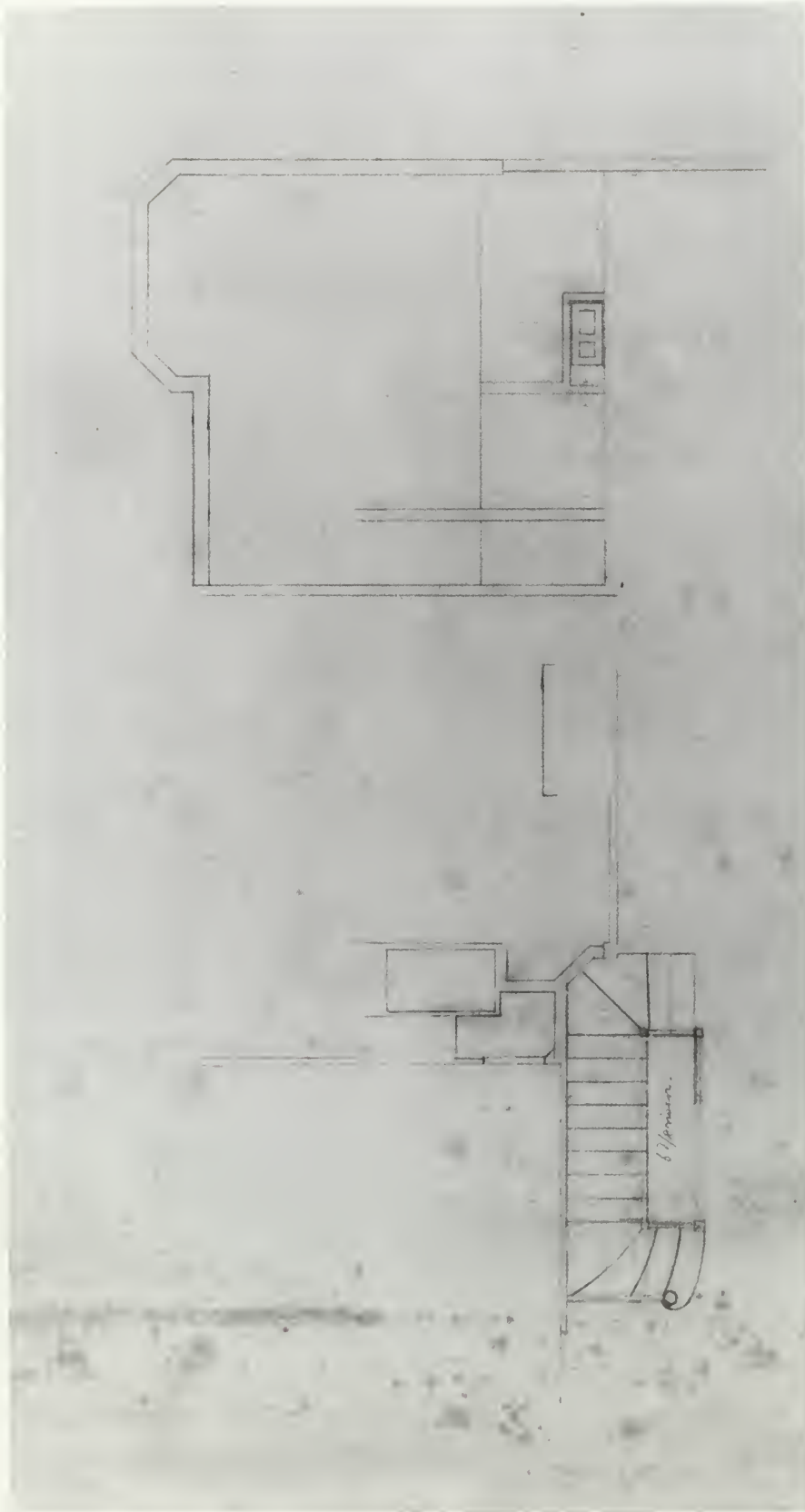


Figure 20. Plan of portion of first story, showing (left to right) main staircase, Sitting Room, and Plant Room, circa 1883.

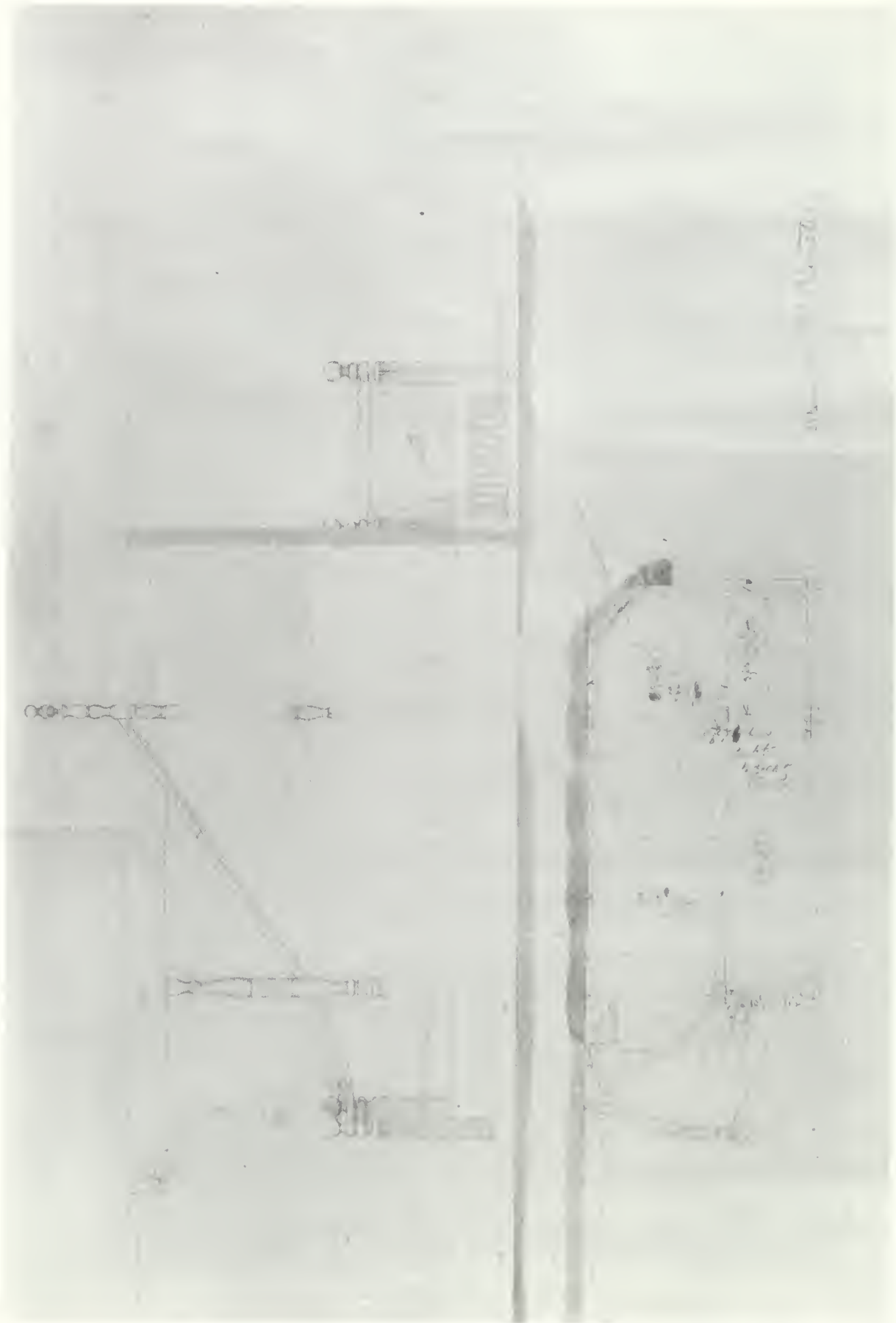


Figure 21. Drawings for main staircase in Front Central Hall, circa 1883.



Figure 22. Northeast corner of Library, circa 1885.

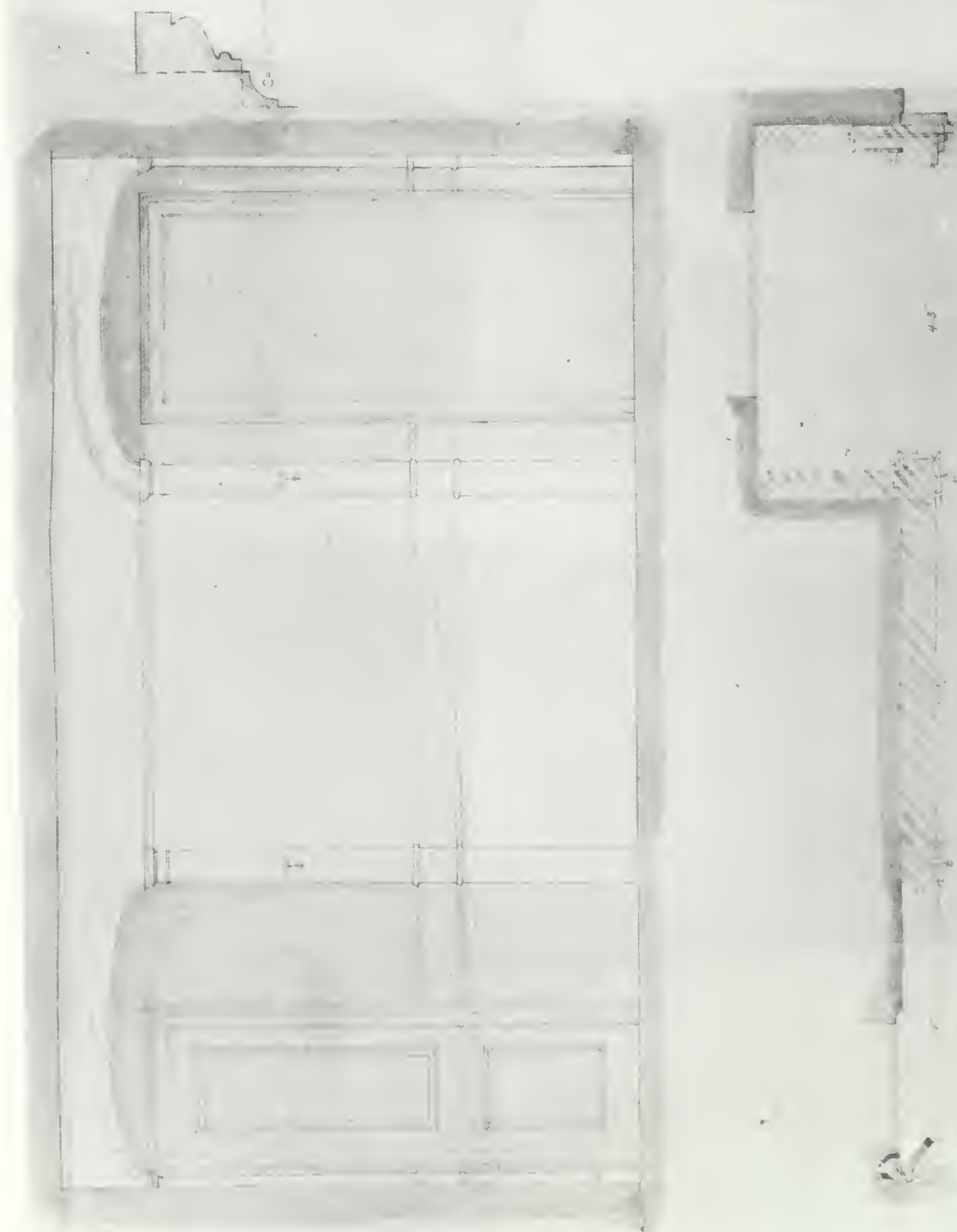


Figure 23. Drawing of doorways, east wall of Sitting Room, circa 1883.



Figure 24. Photograph of east wall of Sitting Room, circa 1885.

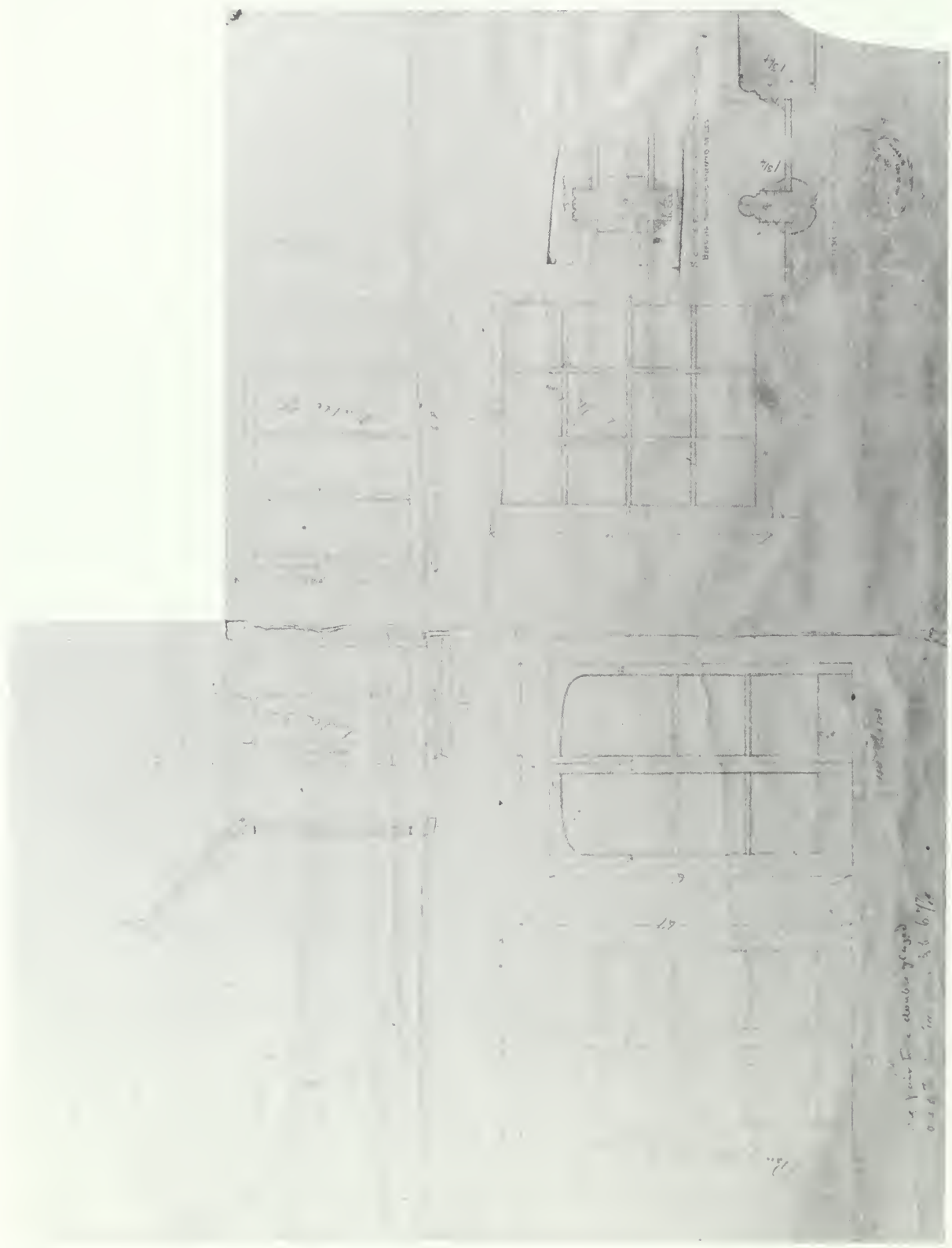


Figure 25. Drawings for doors and windows for Plant Room, 1883.



Figure 26. Exterior south elevation of Plant Room, circa 1884.

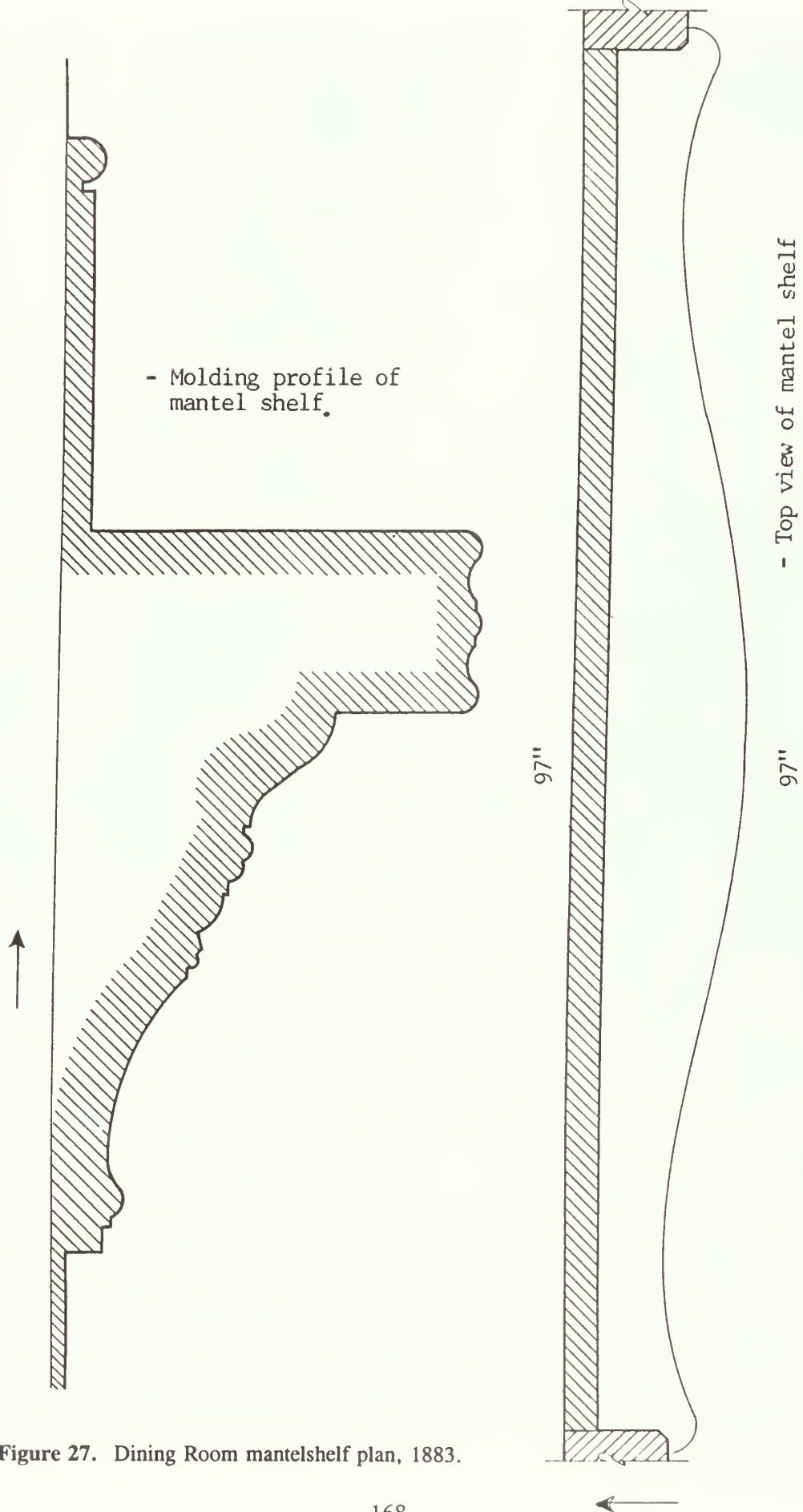


Figure 27. Dining Room mantelshelf plan, 1883.

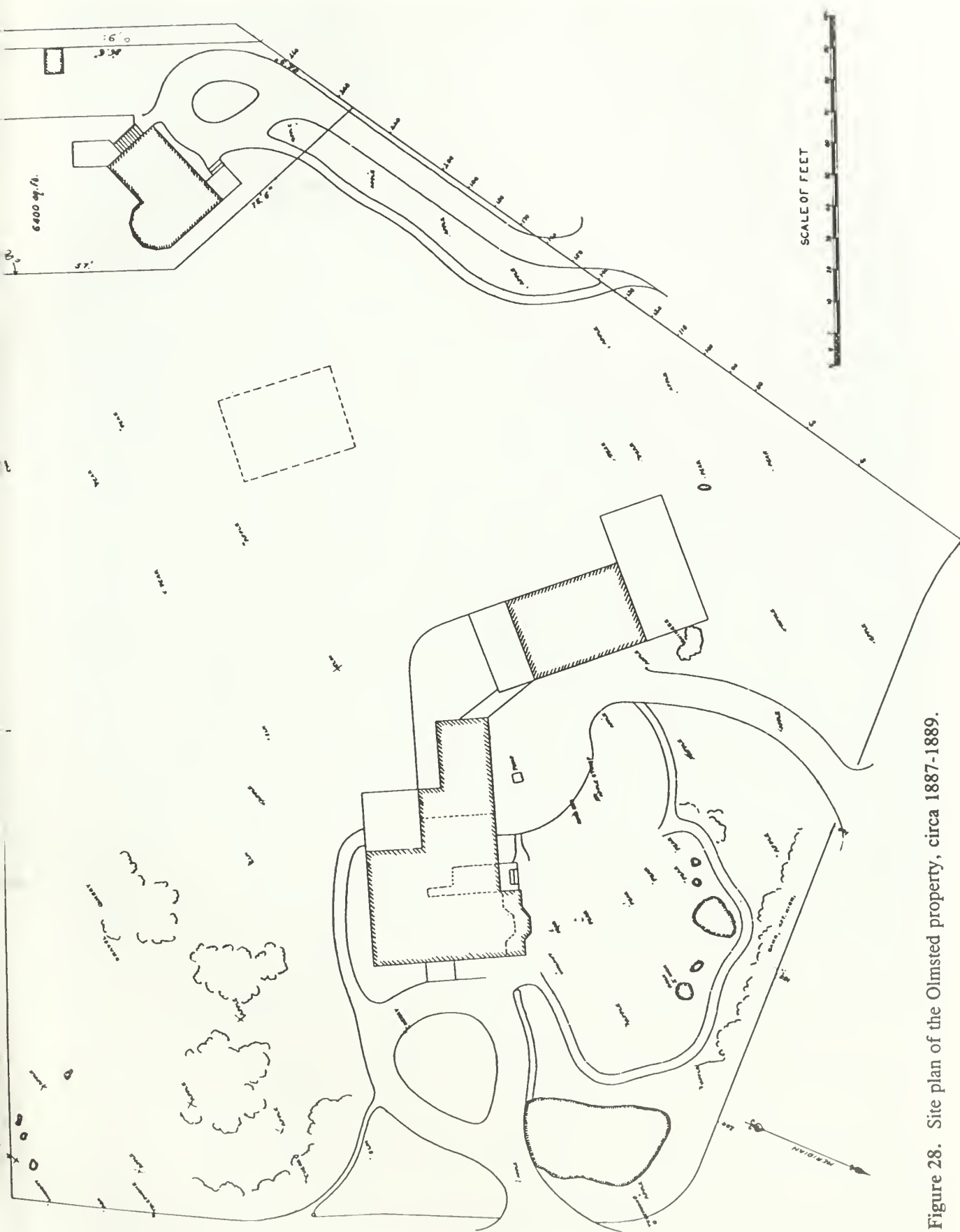
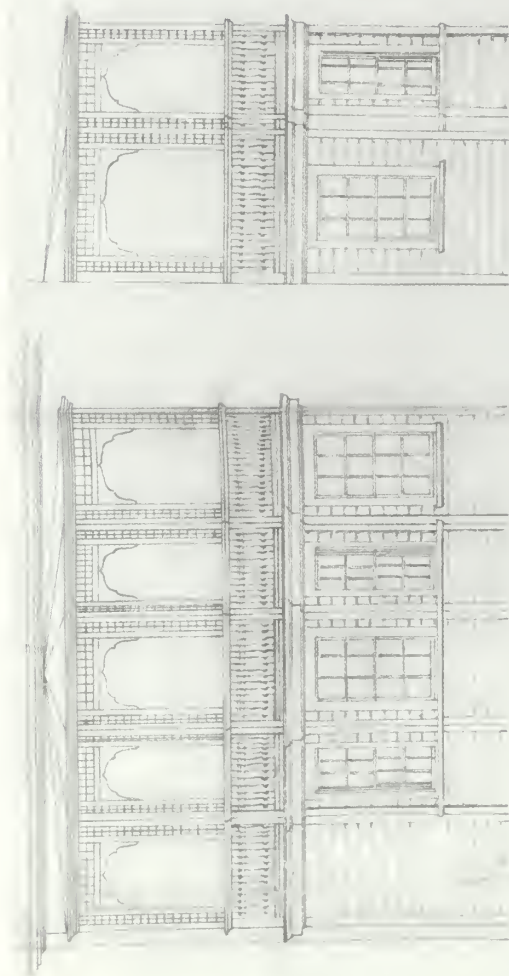


Figure 28. Site plan of the Olmsted property, circa 1887-1889.



Alterations
for
F.L. Olmsted Esq.
Brookline Mass.

Side Elevation of Bay.

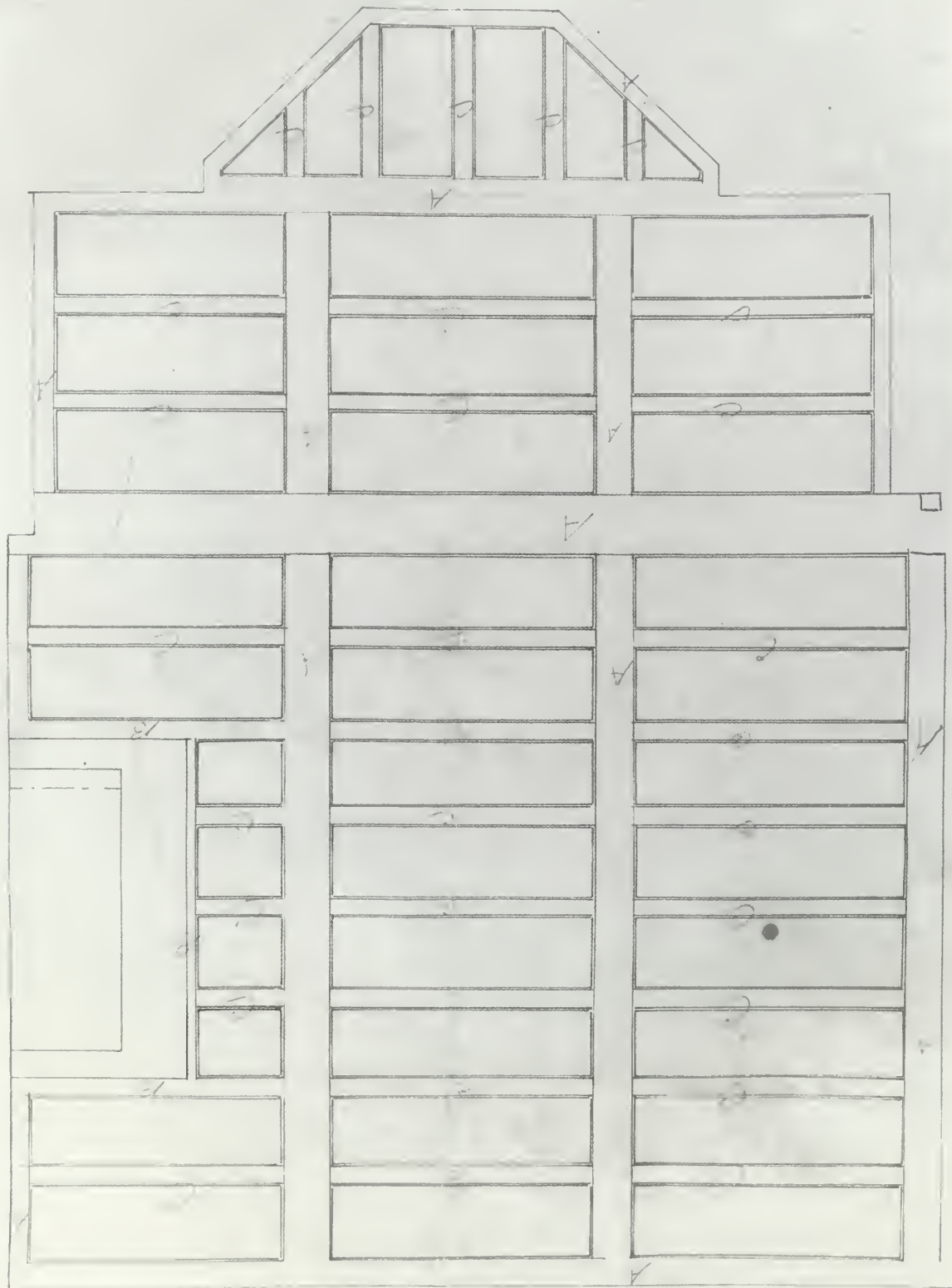
Front Elevation of Bay.



Plan of Bay.

scale $\frac{1}{4}$ in. = 1 ft.

Figure 29. North Parlor: "Howard Walker Plan and Elevation for Office Addition," 1887.



Plan of Ceiling Beams
Scale $\frac{1}{2}" = 1' - 0"$

Figure 30. North Parlor: "Plan of Ceiling Beams," by Howard Walker, 1887.

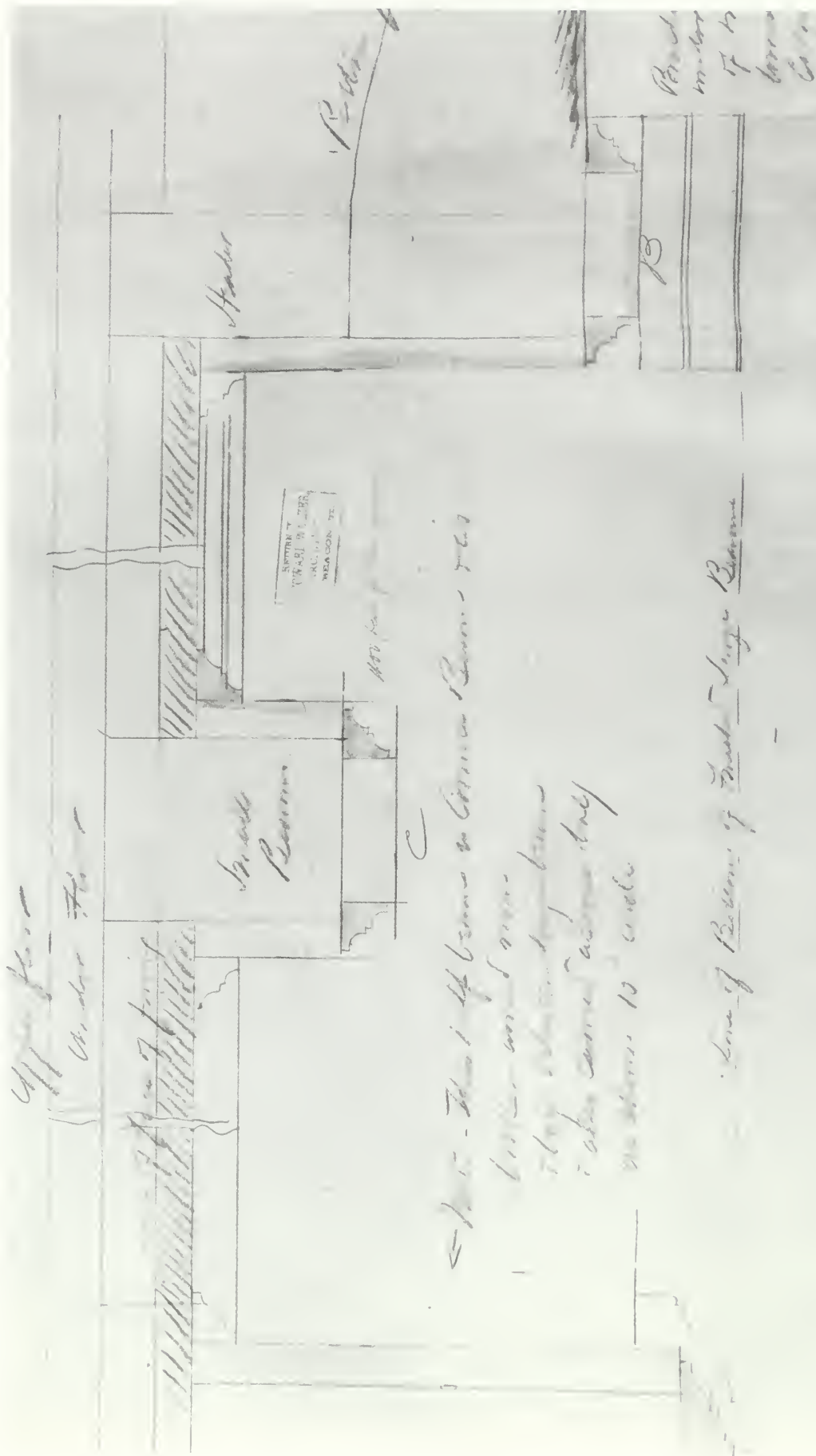


Figure 31. North Parlor: "Ceiling and Office Detail," circa 1887.

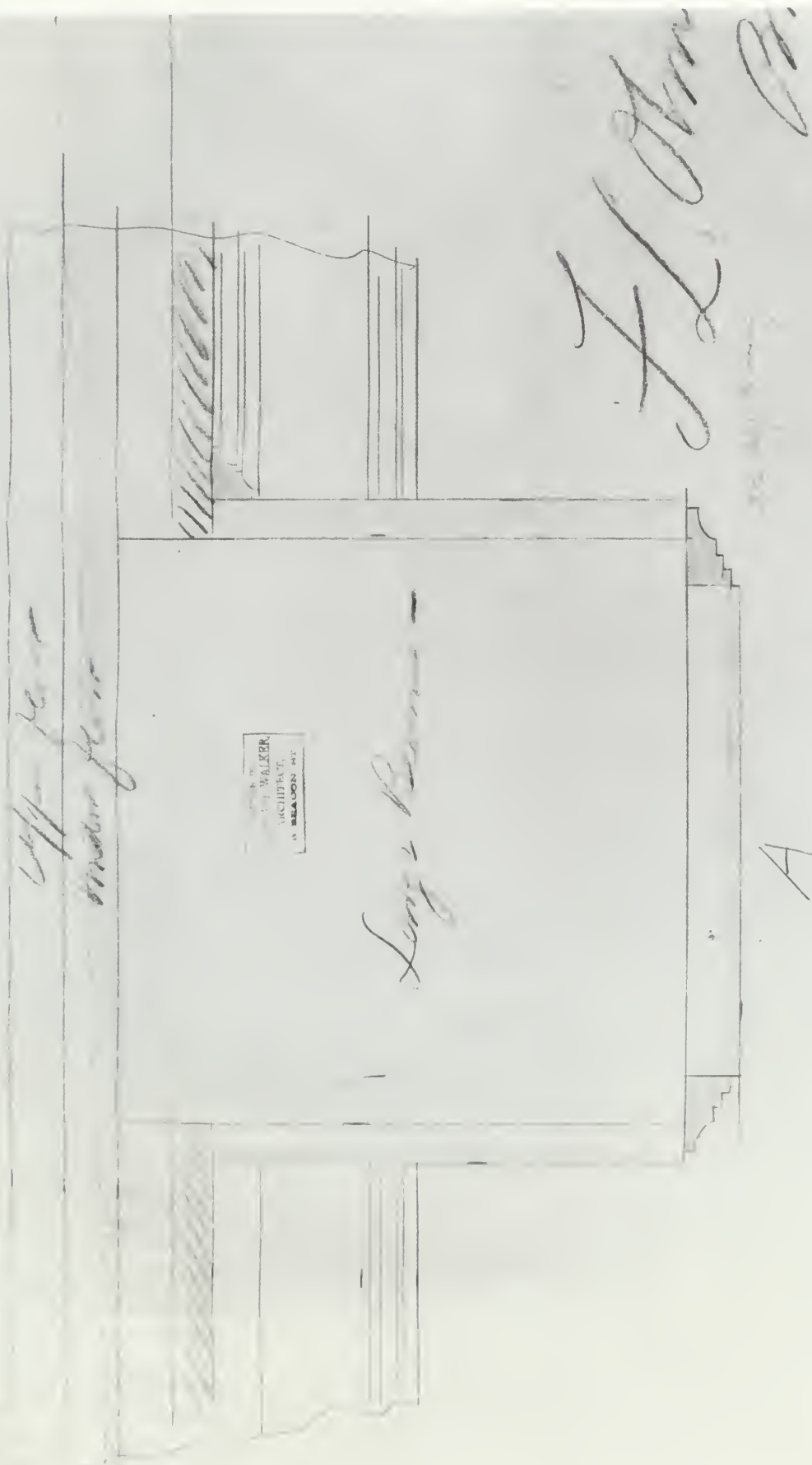


Figure 32. North Parlor: "F.L. Olmsted Esq. Brookline, Mass ceiling and Office Detail," circa 1887.



Figure 33. North Parlor, looking south, circa 1890.



Figure 34. North Parlor, looking south, circa 1890.

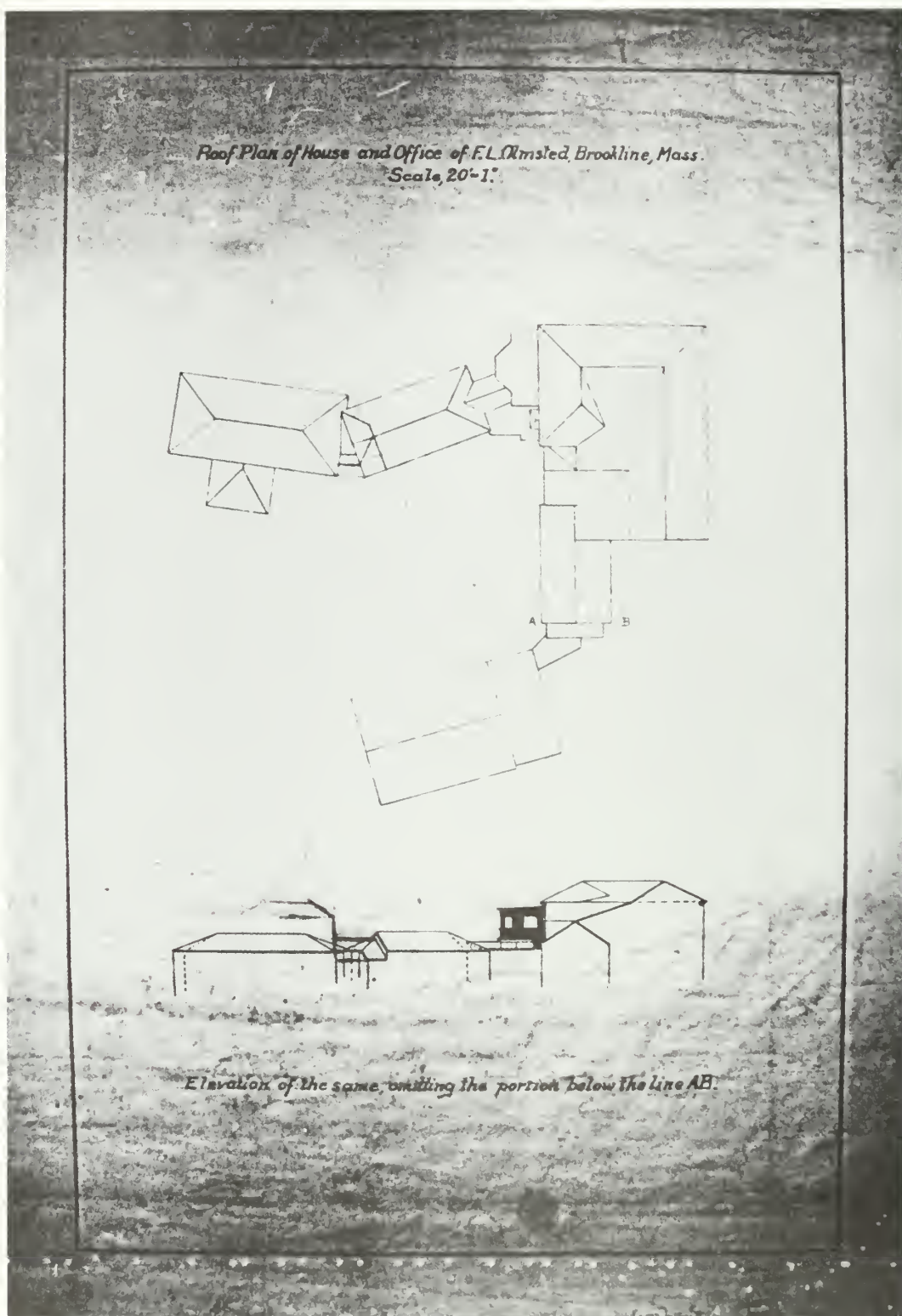


Figure 35. "Roof Plan of House and Office of F.L. Olmsted, Brookline, Mass.," 1892-1899.

F. L. Churchill Esq.
copy of drawing dated April 21
for new Roof on House
full size

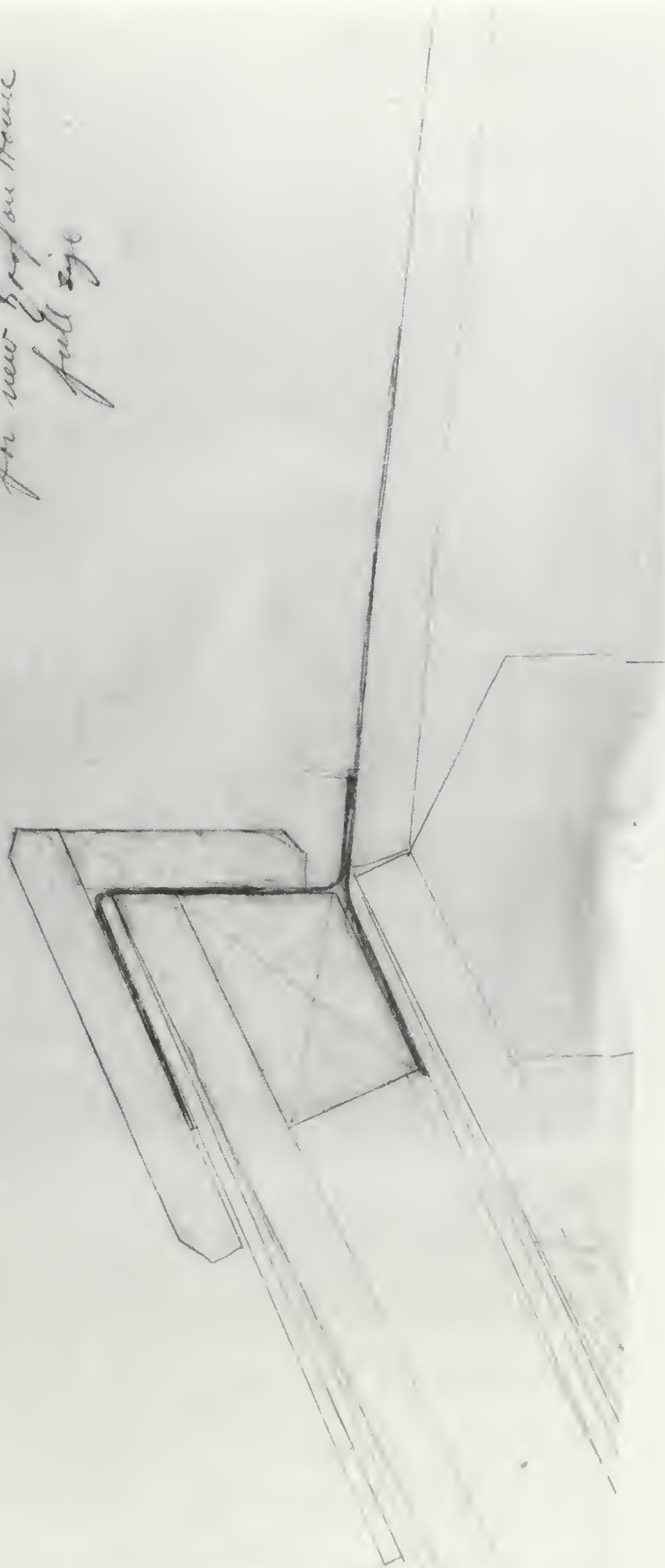


Figure 36. Detail drawing for new roof on house, 1895.

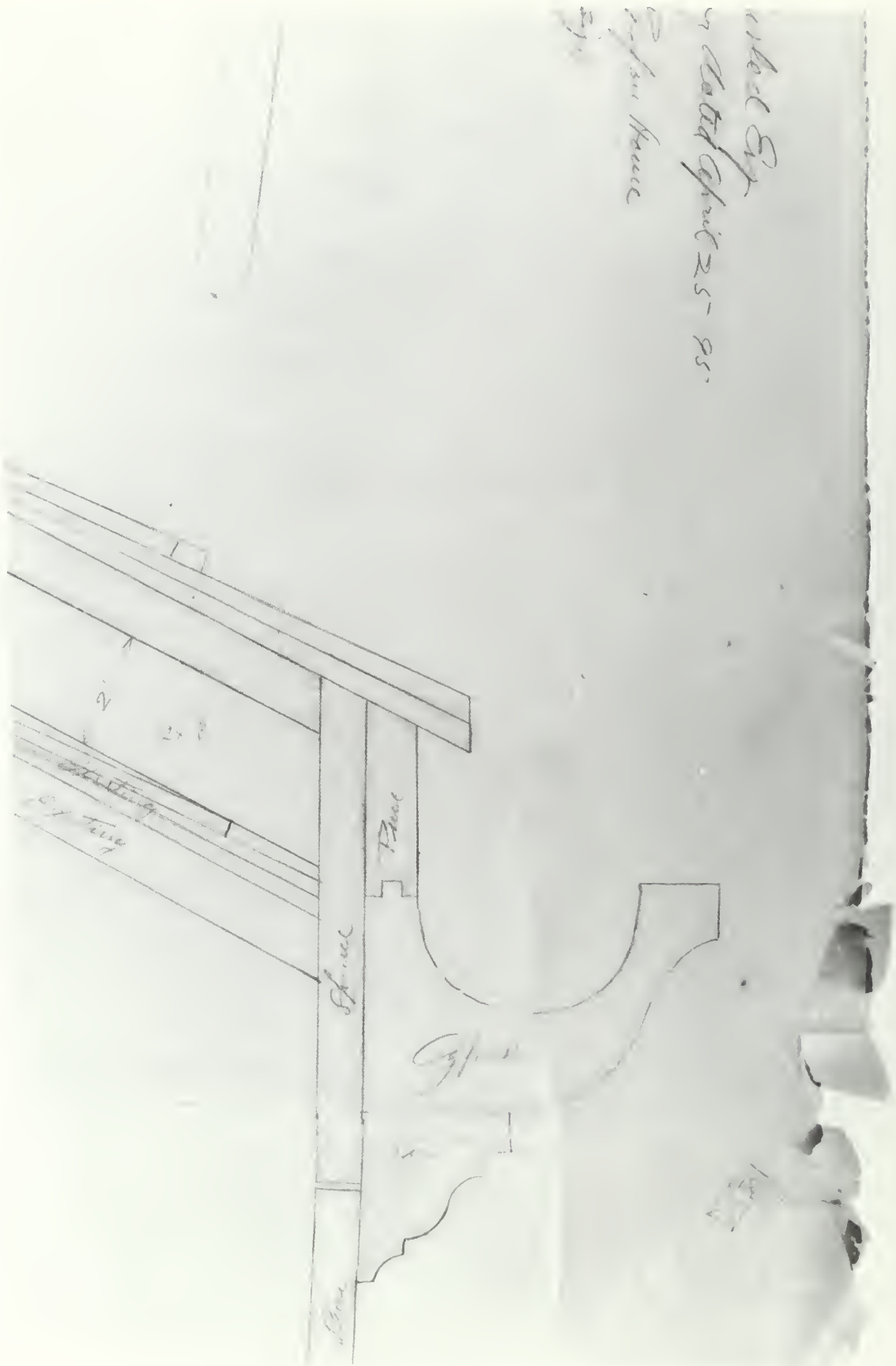
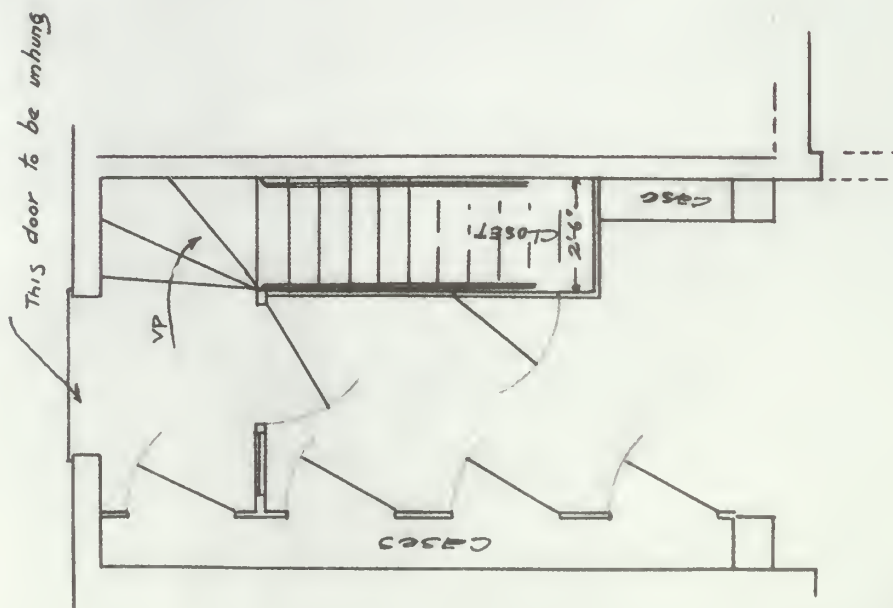


Figure 37. Detail drawing for new roof on house, 1895.

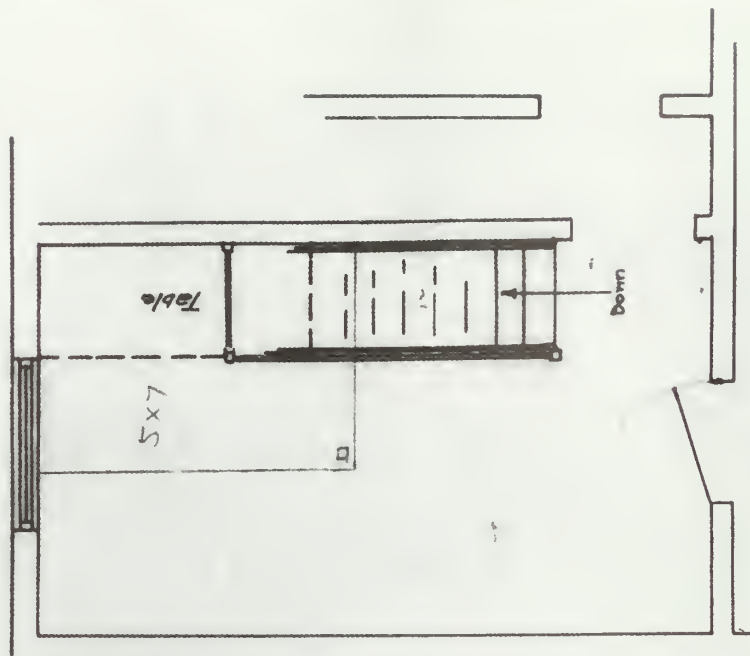


Figure 38. North Parlor: "Mr. F.L.O. desk April 1897."



First Floor Plan

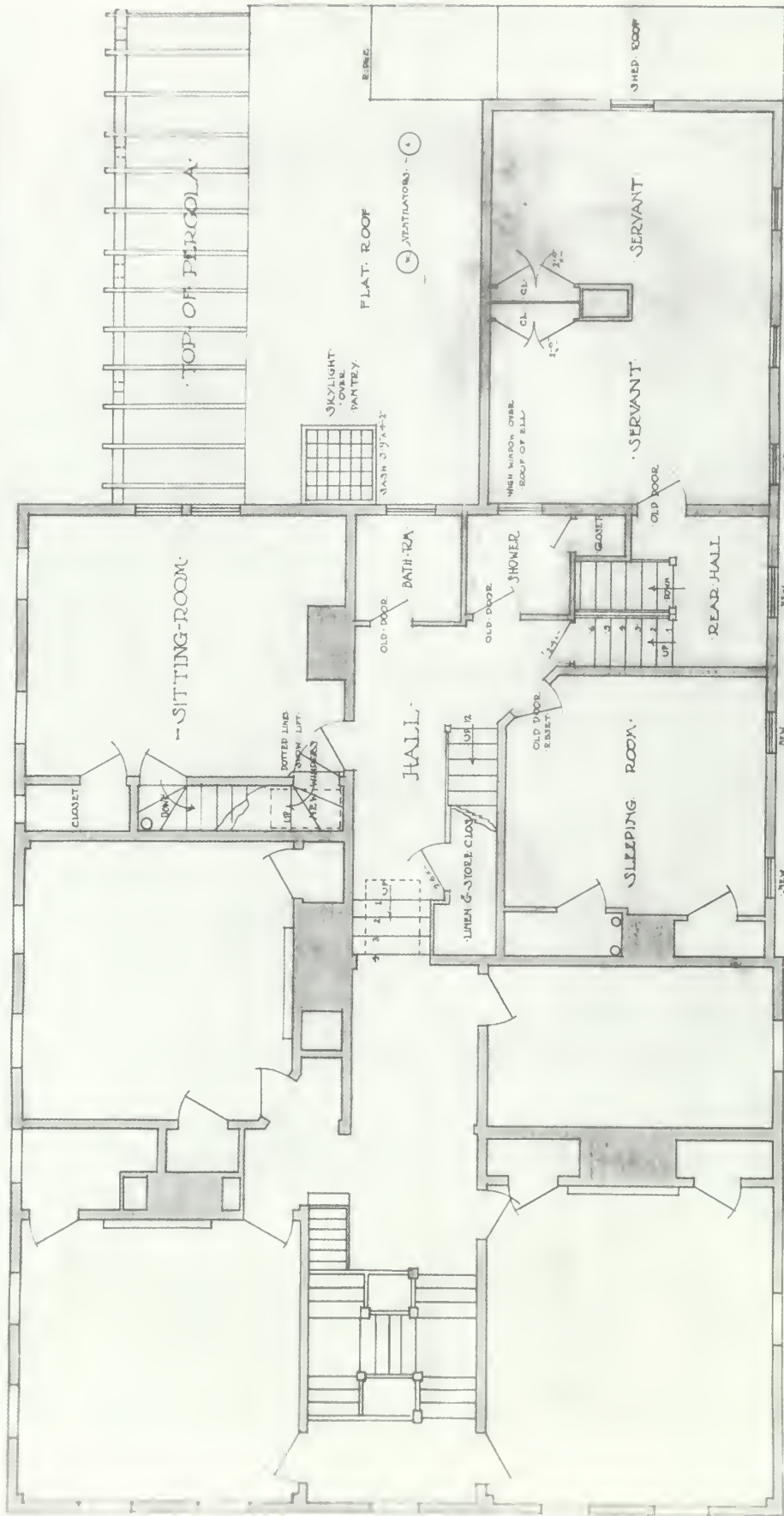
Olmsted Brothers
Plans for new Staircase
Scale 1/4" = 1'-0"



Second Floor Plan

Figure 39. Former North Entry: "Olmsted Brothers - Plans for New Stair Case," October 19, 1899.

N.B. CONTRACTOR MUST VERIFY ALL
DIMENSIONS ON THE WORK.



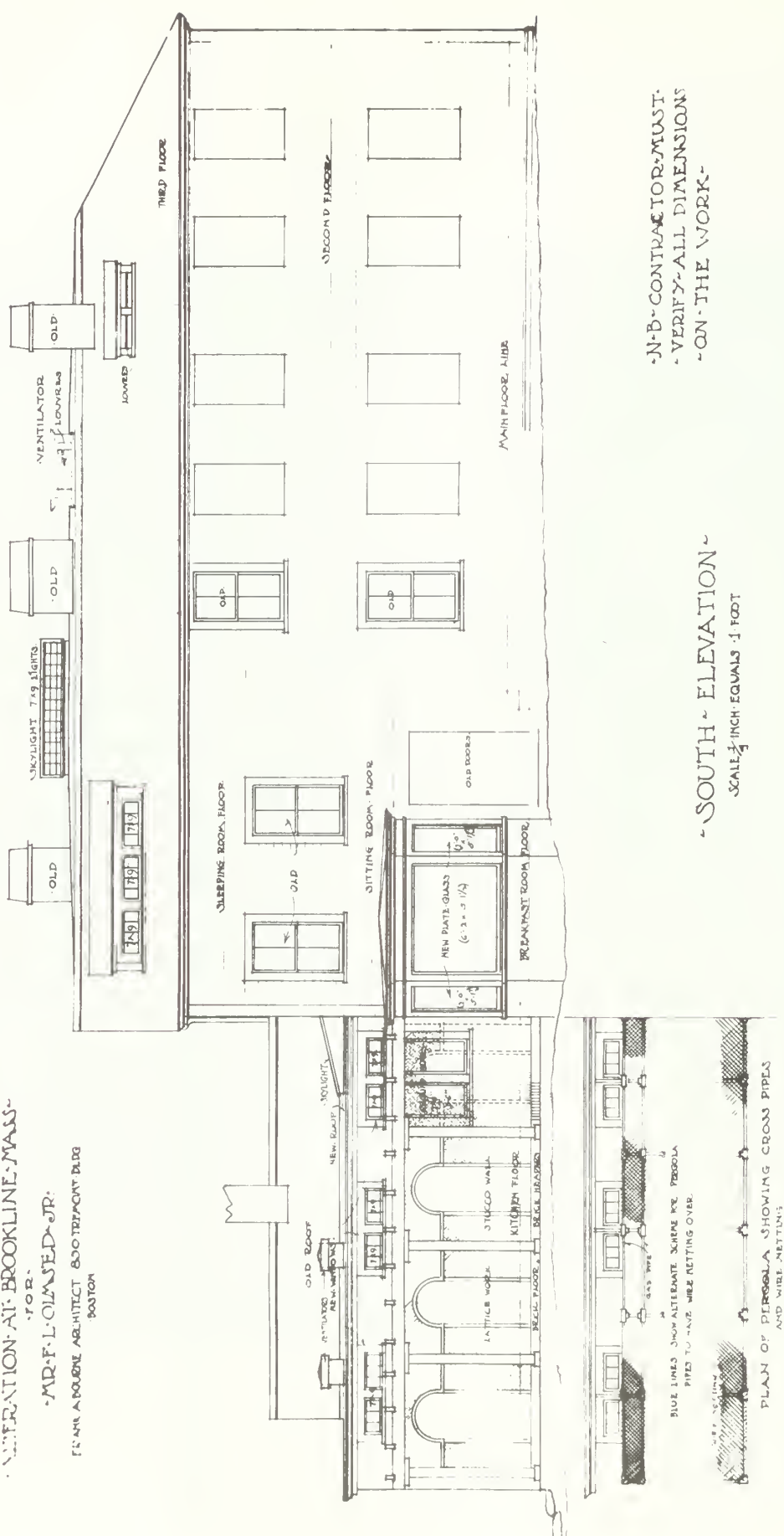
THIS COLOR INDICATES OLD WORK
THIS COLOR INDICATES NEW WORK

SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

ALTERATION AT BROOKLINE, MASS.
MR. F. L. OLIMSTED
FRANK A. BOURNE ARCHITECT 830 THE MOUNT BUILDING

Figure 41. Second-floor plan, 1903 alterations to house.

ALTERATION AT BROOKLINE, MASS.
 FOR
 MR. F. L. OLIVER, JR.
 FRANK A. ROUSE ARCHITECT 800 TREMONT BLDG
 BOSTON



N.B. CONTRACTOR MUST
 VERIFY ALL DIMENSIONS
 ON THE WORK

SOUTH ELEVATION
 SCALE 1/4" = 1' 0"

Figure 45. South elevation drawing, 1903 alterations to house.



Figure 46. West and south elevations of house, showing kitchen under construction, circa 1903-1904.



Figure 47. North elevation of house, showing 1903 alterations almost completed.



Figure 48. West and south elevations of house, after 1903.



Figure 49. Exterior south wall of kitchen, 1910.

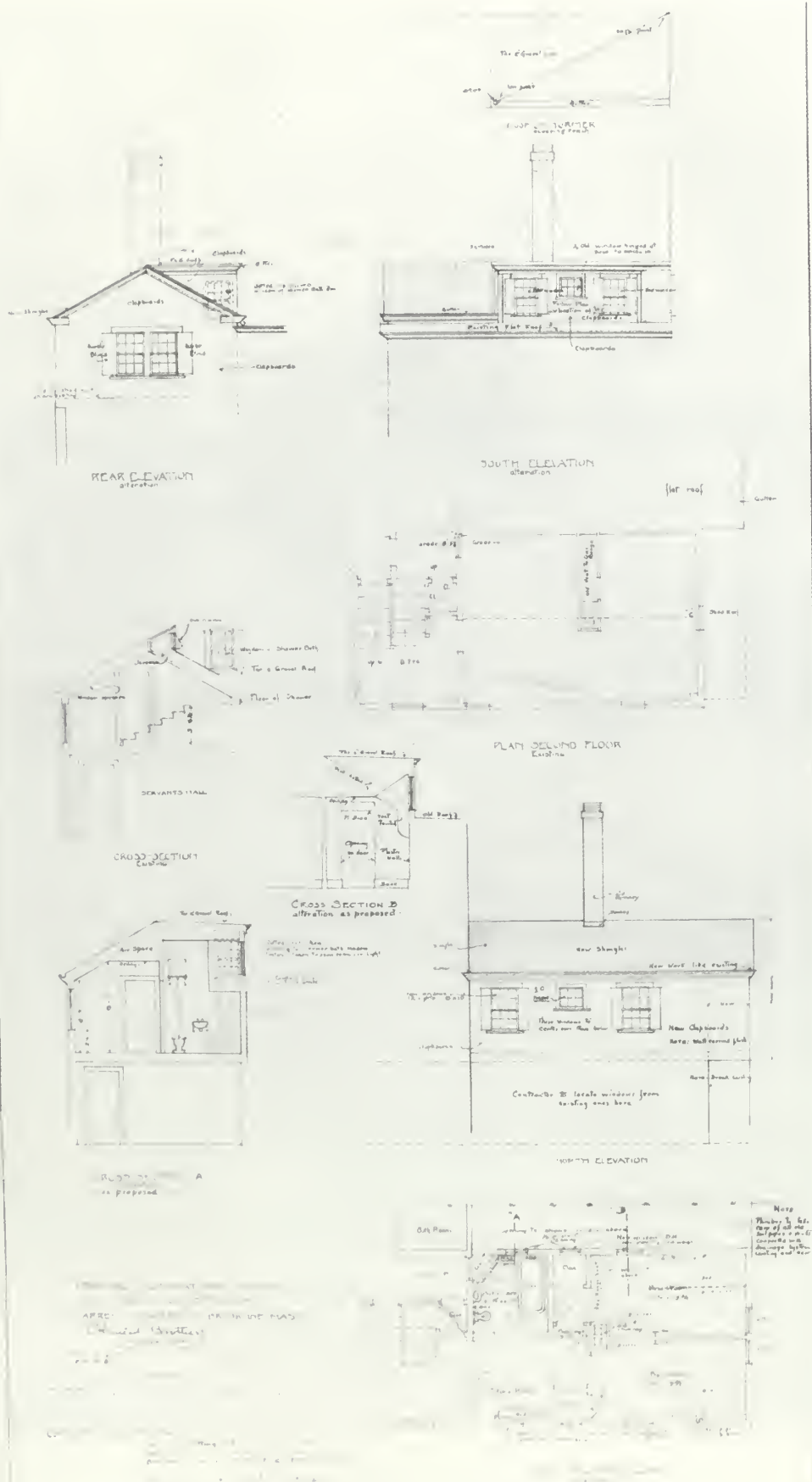


Figure 50. Drawing of proposed changes to house, 1910.



Figure 51. West elevation of house, 1910.

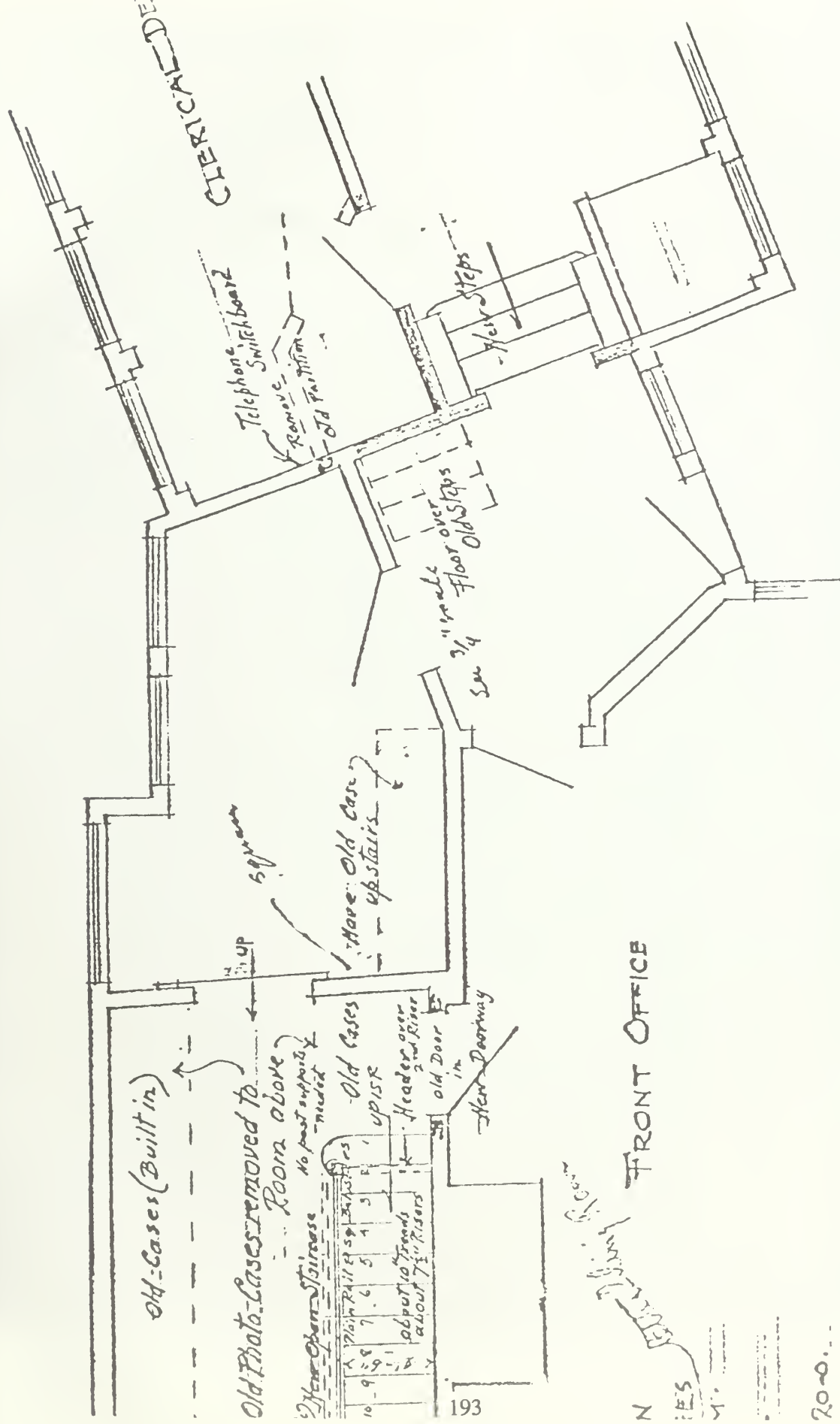


Figure 52. Detail of "Part of 1st Floor Plan Showing Proposed Changes in Front Office and Photo Room," December 8, 1909.

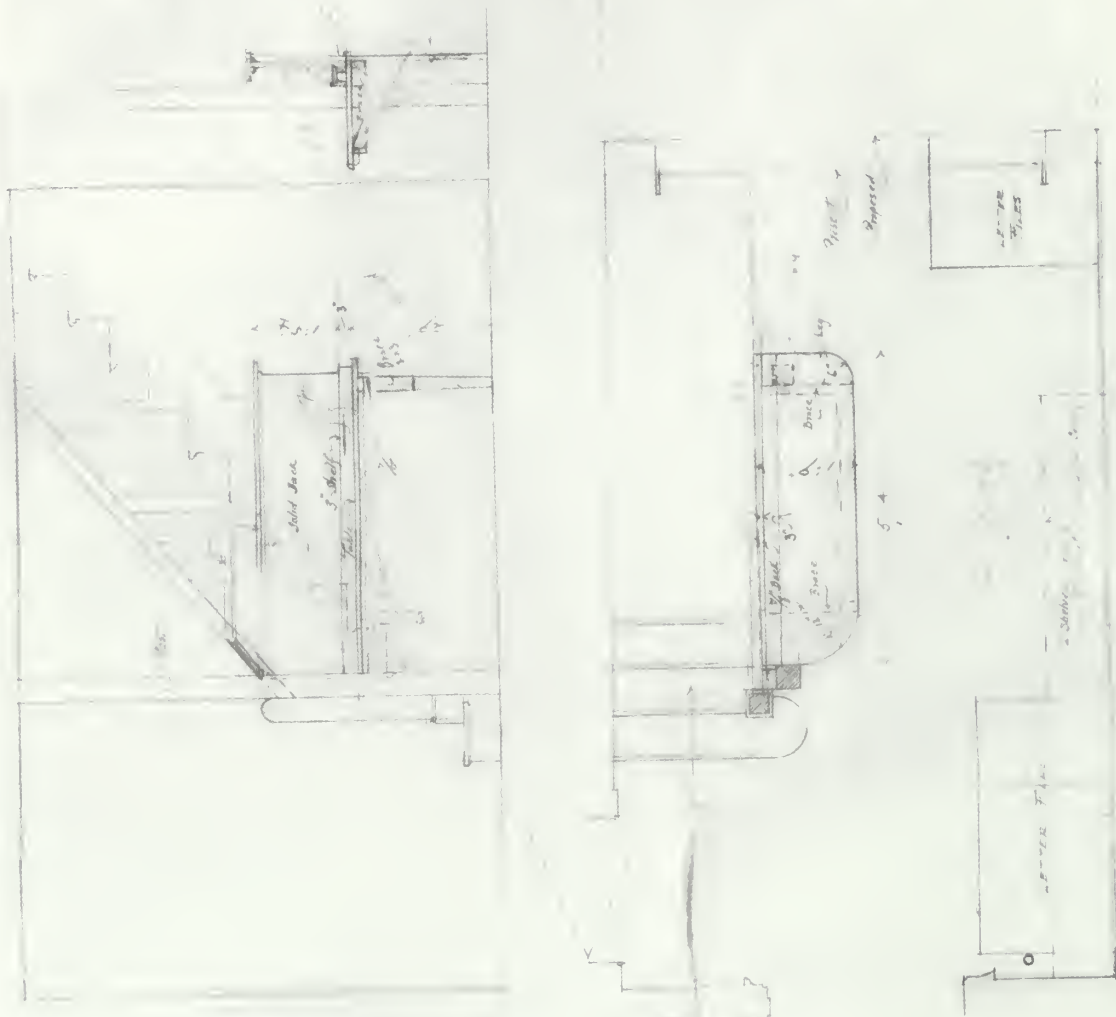


Figure 53. Drawing of proposed changes to Room 104 (Storage Room), March 4, 1910.



Figure 54. Fireplace, north wall of Room 105 (Sitting Room), 1910.



Figure 55. Fireplace, north wall of Room 108 (Plant Room), 1910.

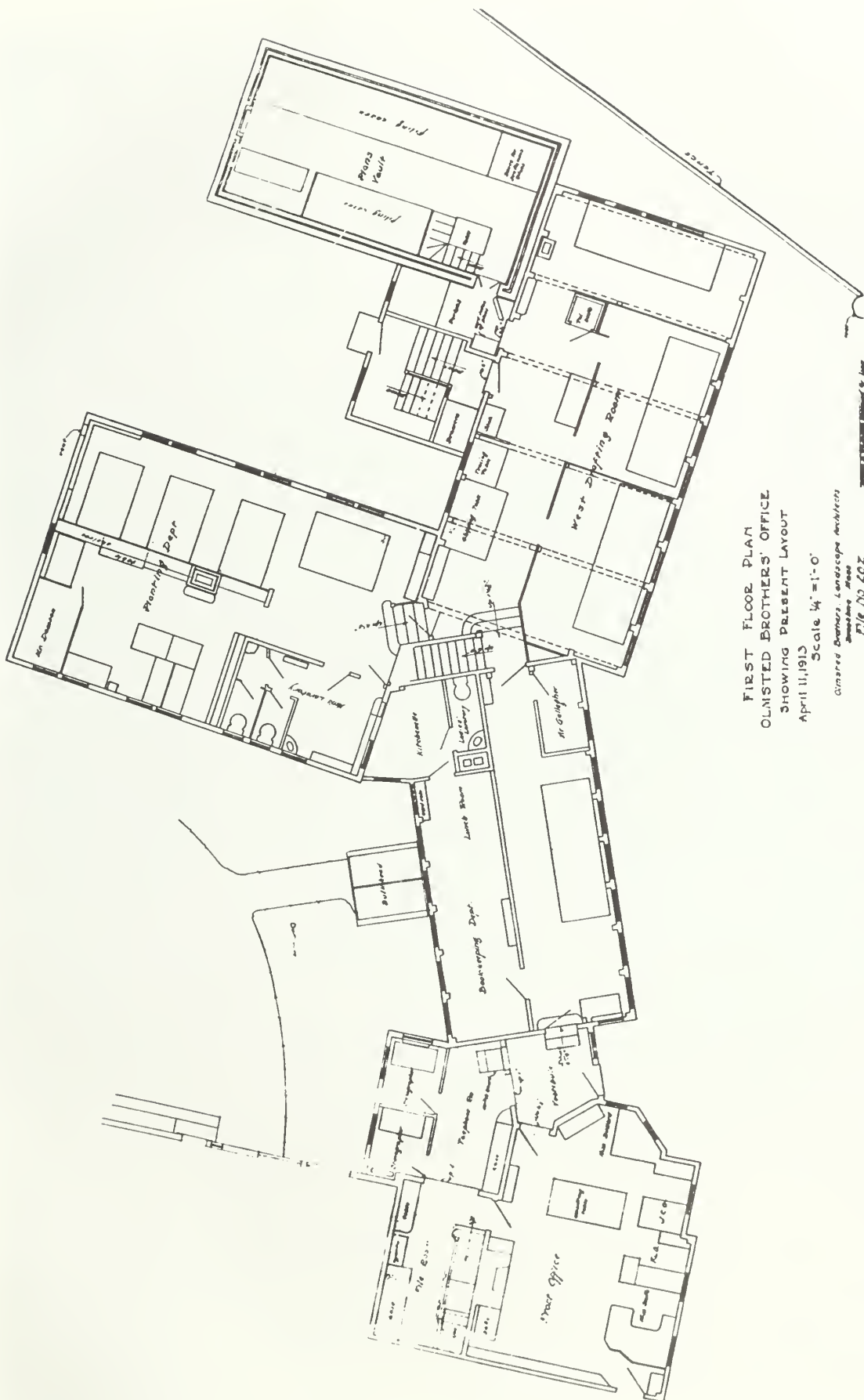


Figure 56. "First Floor Plan, Olmsted Brothers' Office, Showing Present Layout, April 11, 1913."

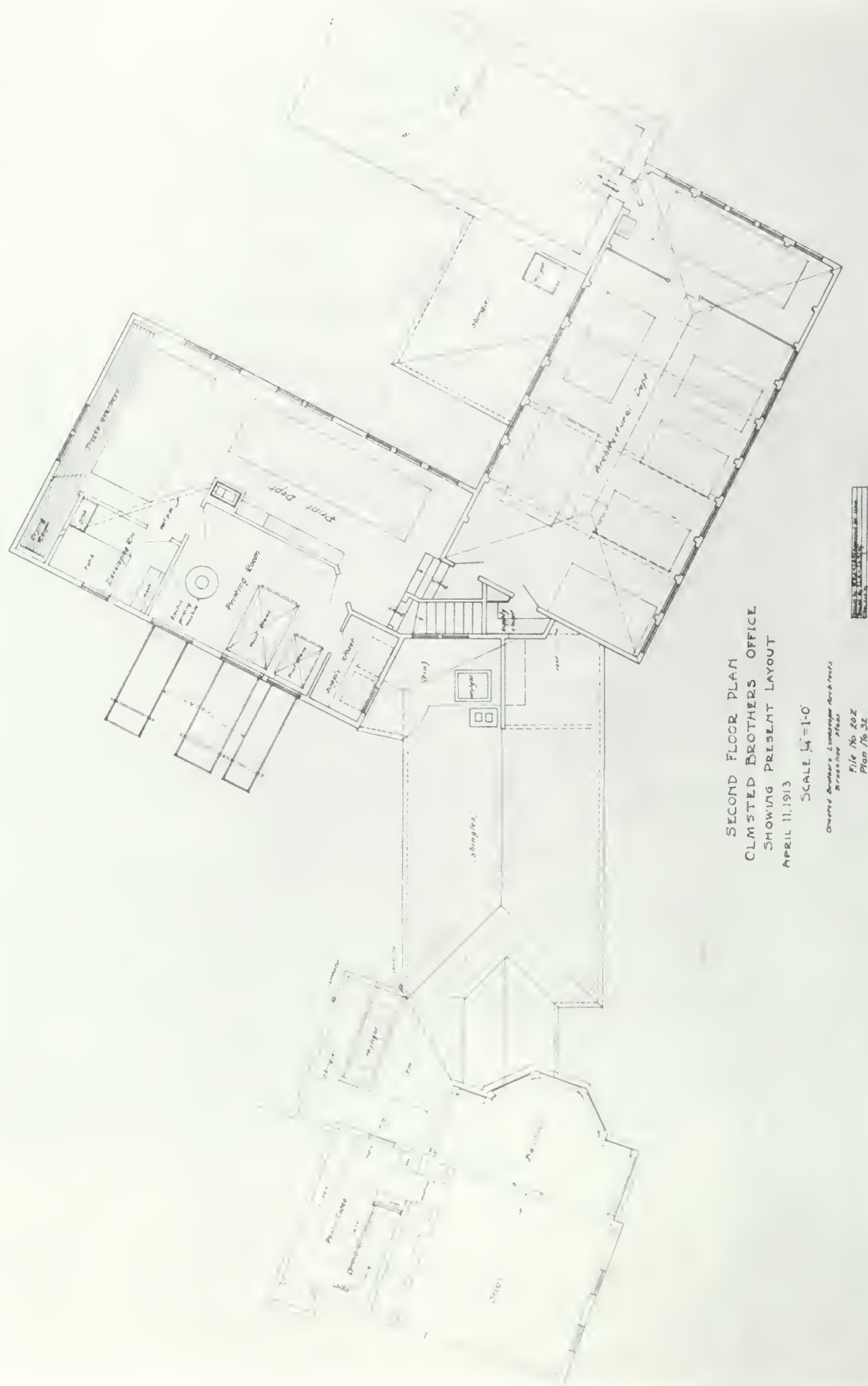


Figure 57. "Second Floor Plan, Olmsted Brothers Office, Showing Present Layout, April 11, 1913."

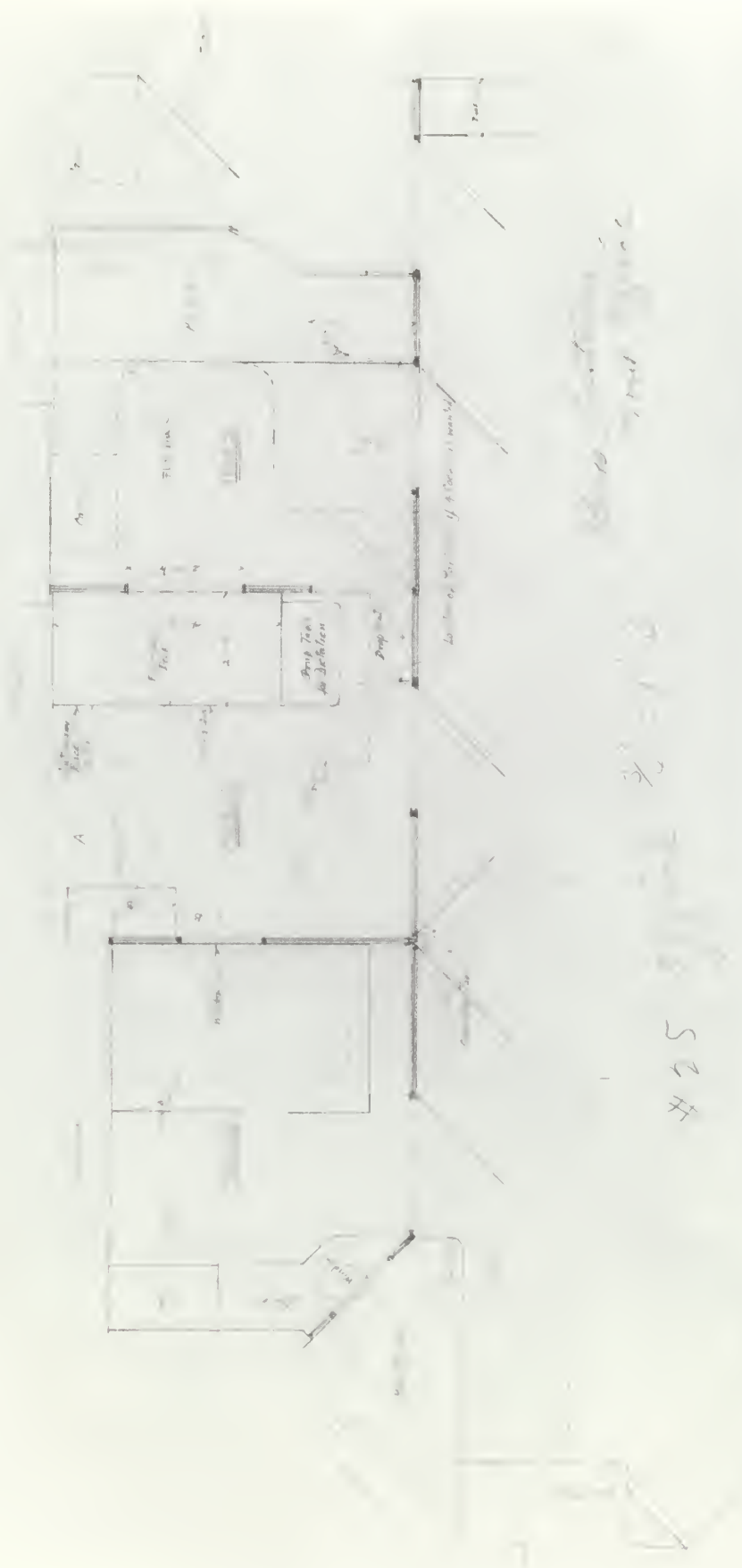


Figure 58. Plan of glass partitions proposed for Front Office (Room 103 - North Parlor), June 17, 1913.

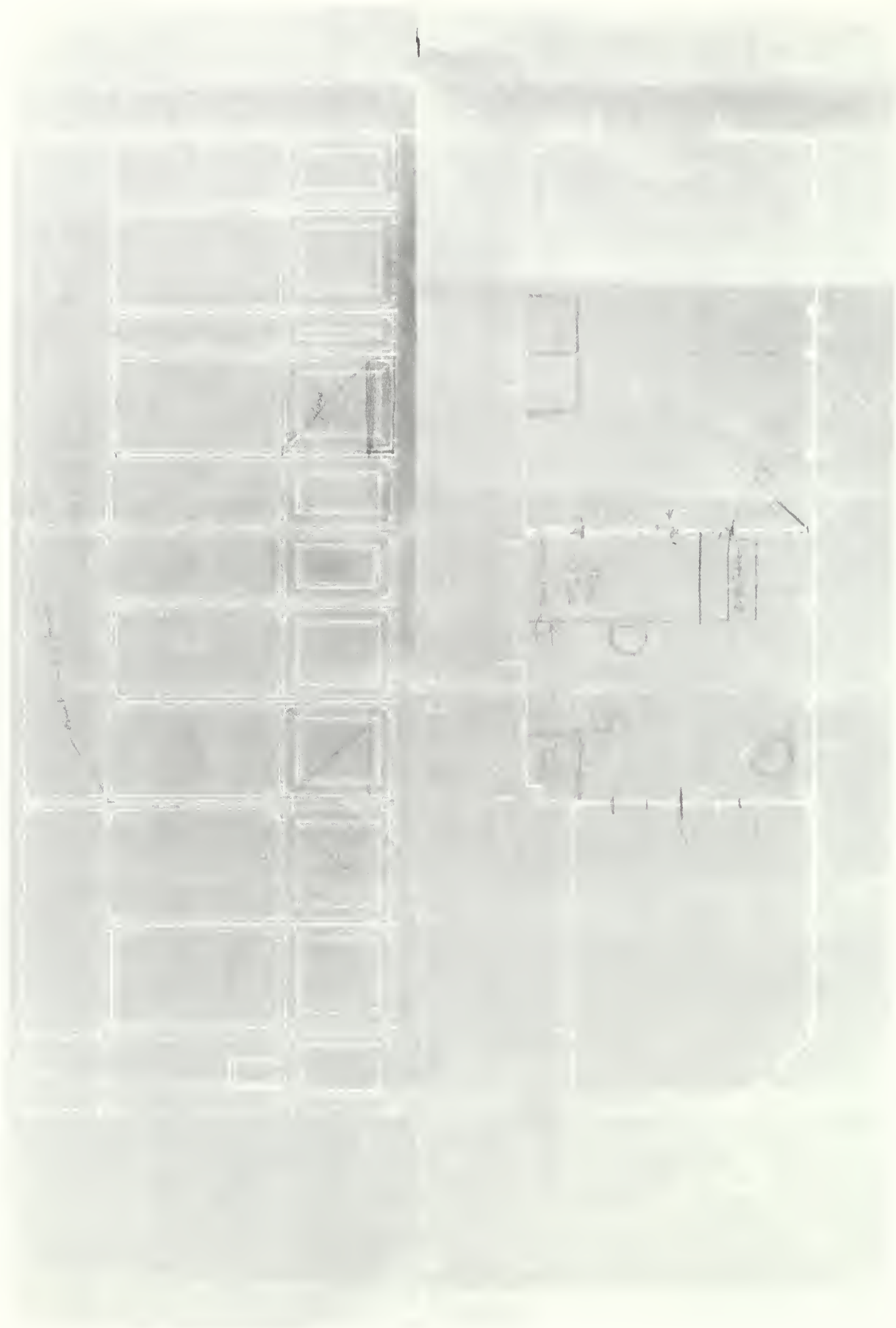


Figure 59. Elevation drawing, "Office Partition - Olmsted Bros.," circa 1913.

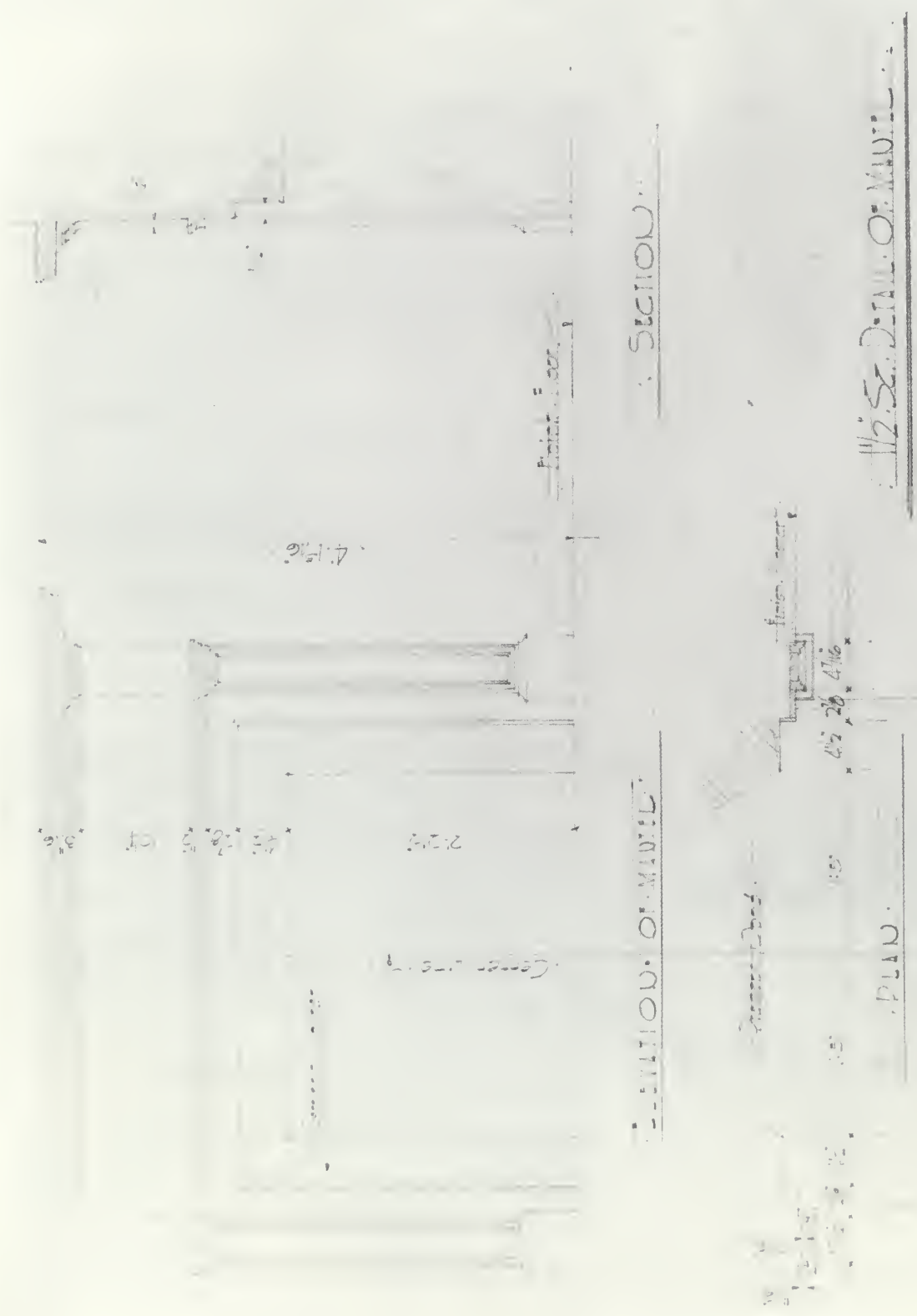


Figure 60. Drawing showing new design for Plant Room mantelpiece, 1931.

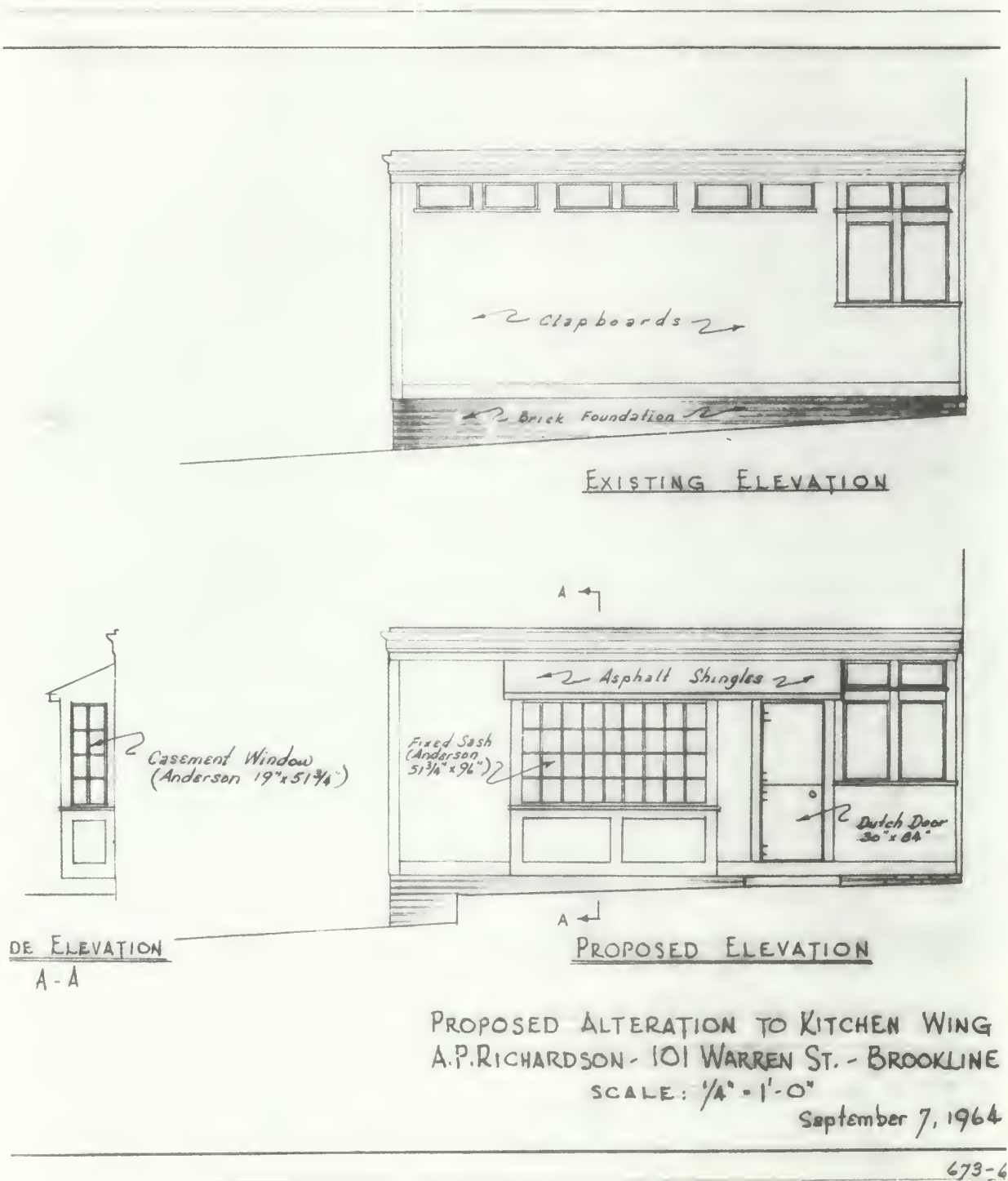


Figure 61. South elevation drawing of kitchen, showing proposed addition of bay window, 1964.





Figure 63. East elevation (1989).

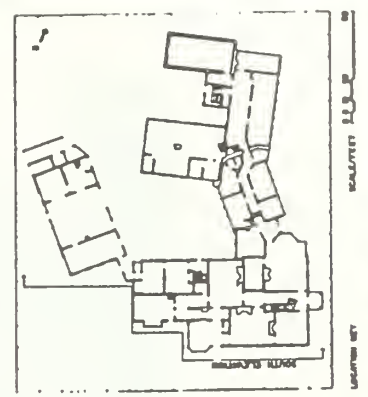
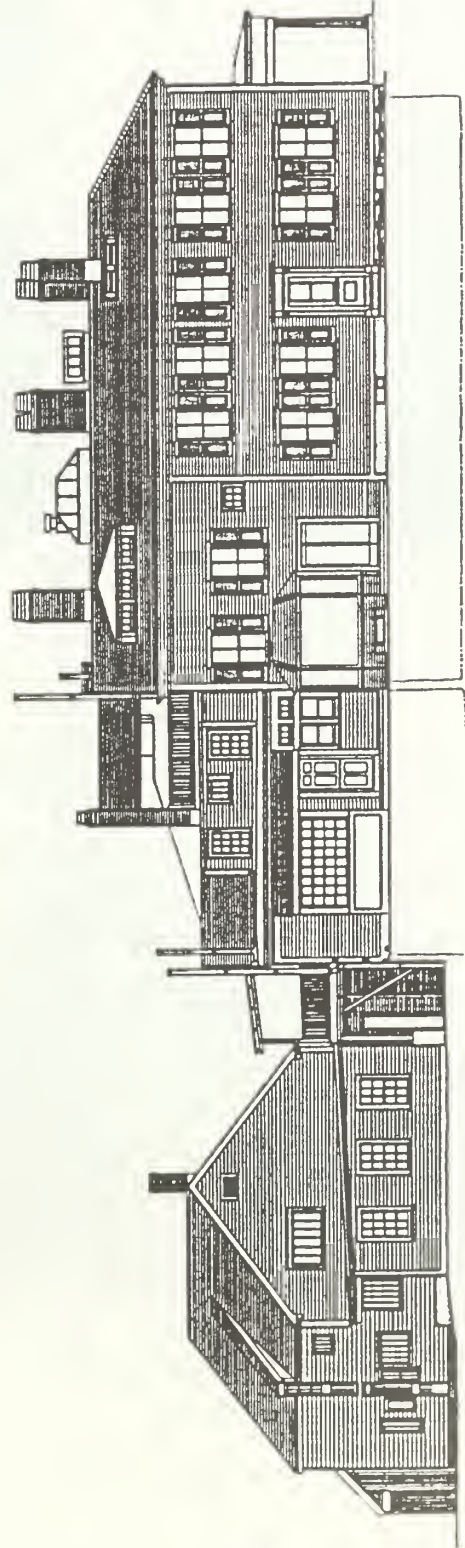


Figure 64. South elevation drawing, 1982.



Figure 65. South elevation (1989).



Figure 66. West elevation (1989).

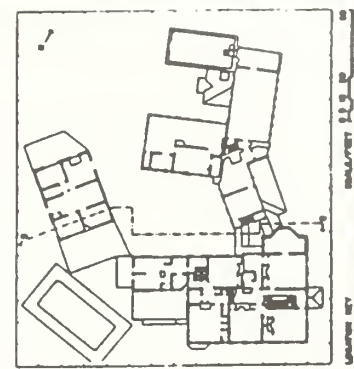
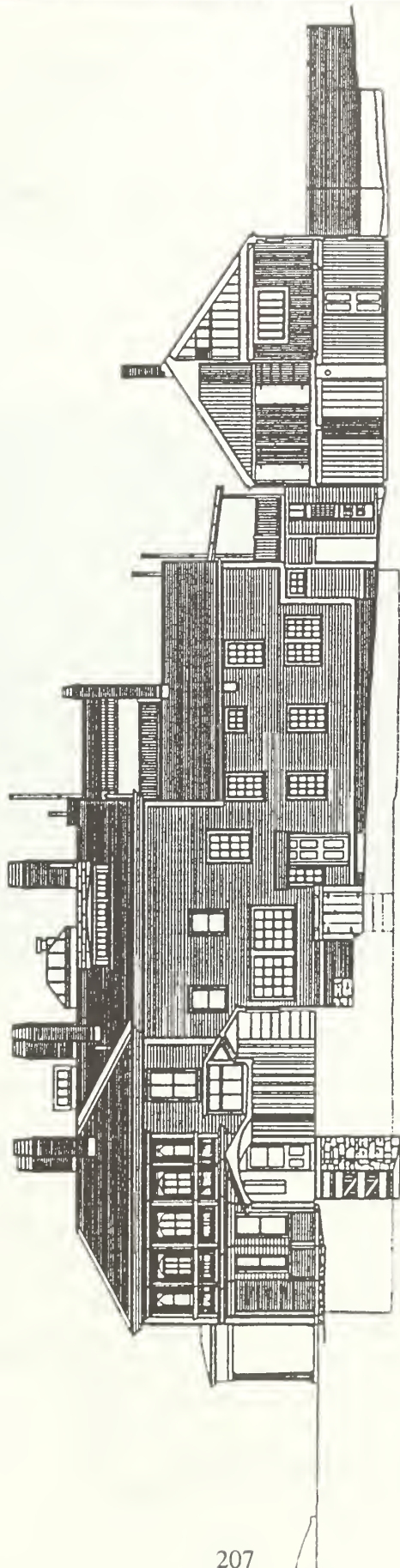


Figure 67. North elevation drawing, 1982.



Figure 68. North elevation (1989).

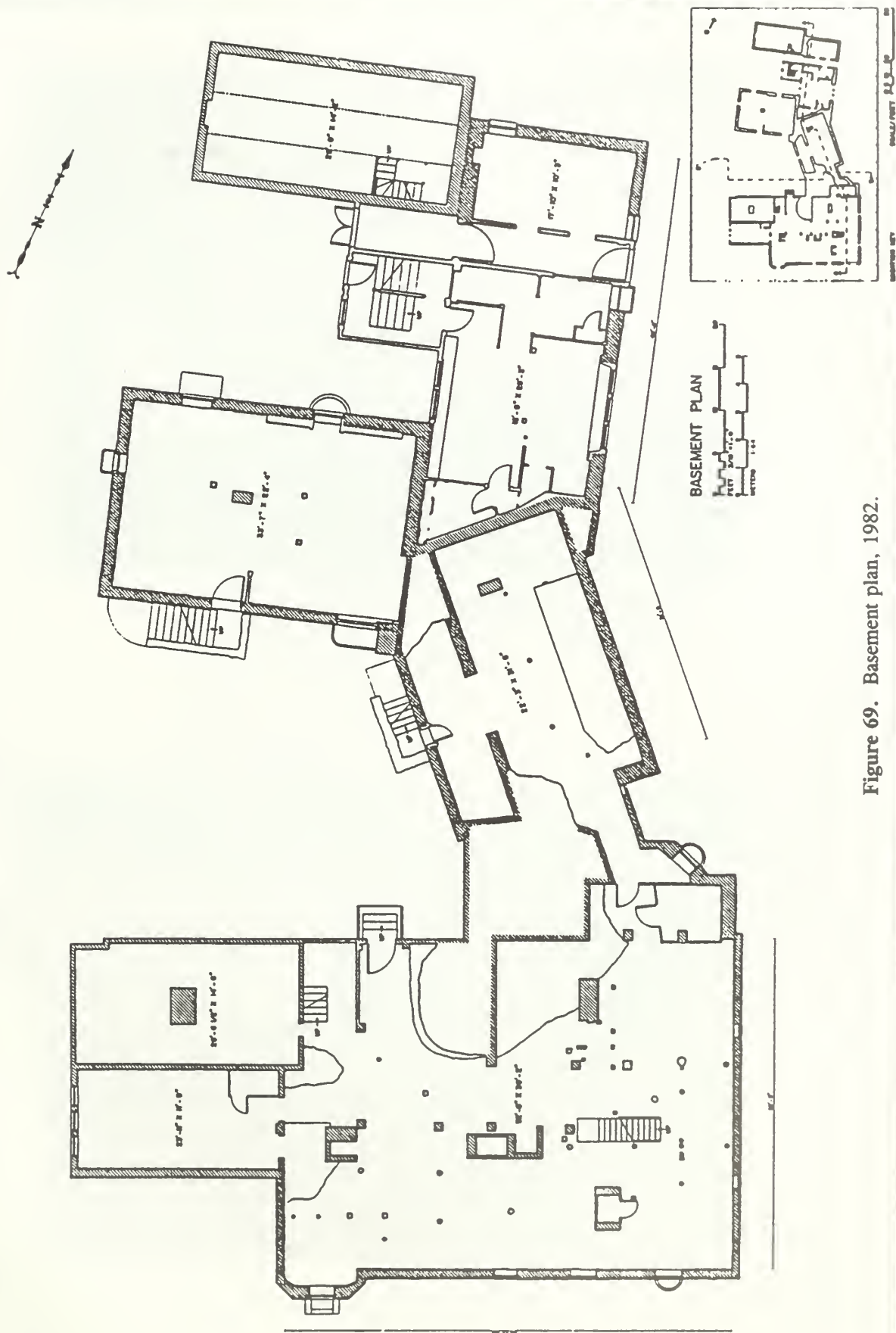


Figure 69. Basement plan, 1982.



Figure 71. Room 101 (Library), facing southwest.



Figure 72. Room 101 (Library), facing northeast.



Figure 74. Room 102 (Front Central Hall), circa-1930 "Wilcolator" humidifier at east end, north wall.



Figure 73. Room 102 (Front Central Hall), facing east.



Figure 75. Room 102 (Front Central Hall), facing west.



Figure 76. Room 102 (Front Central Hall), fanlight over east entry doorway.



Figure 77. East vestibule, reproduction lighting fixture.



Figure 78. Room 103 (North Parlor), facing north.

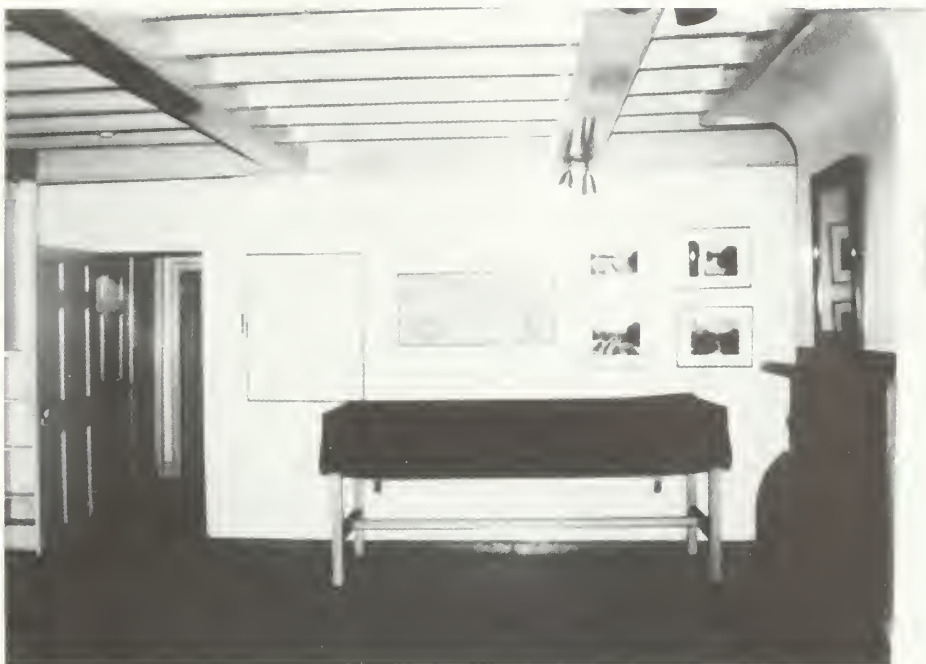


Figure 79. Room 103 (North Parlor), facing south.



Figure 80. Room 103 (North Parlor), patch in floorboards at southwest corner.



Figure 81. Room 105 (Sitting Room), facing east.

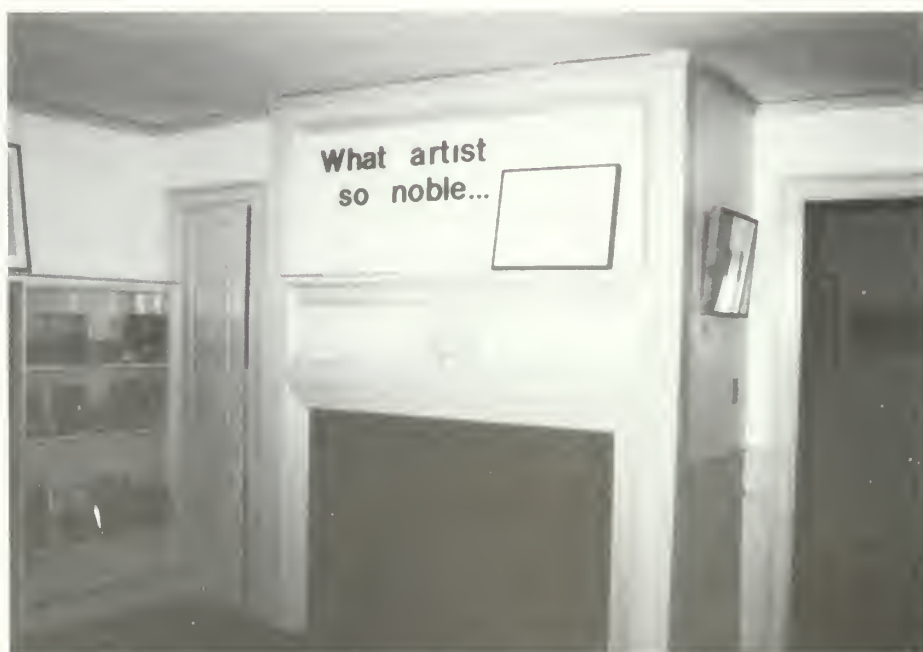


Figure 82. Room 105 (Sitting Room), facing northwest.



Figure 83. Room 105 (Sitting Room), facing west.



Figure 84. Room 105 (Sitting Room), facing south.



Figure 85. Room 107 (Dining Room), north wall with fireplace.



Figure 86. Room 108 (Plant Room), facing southwest.



Figure 88. Room 108 (Plant Room), north wall with fireplace.



Figure 87. Room 108 (Plant Room), facing east.

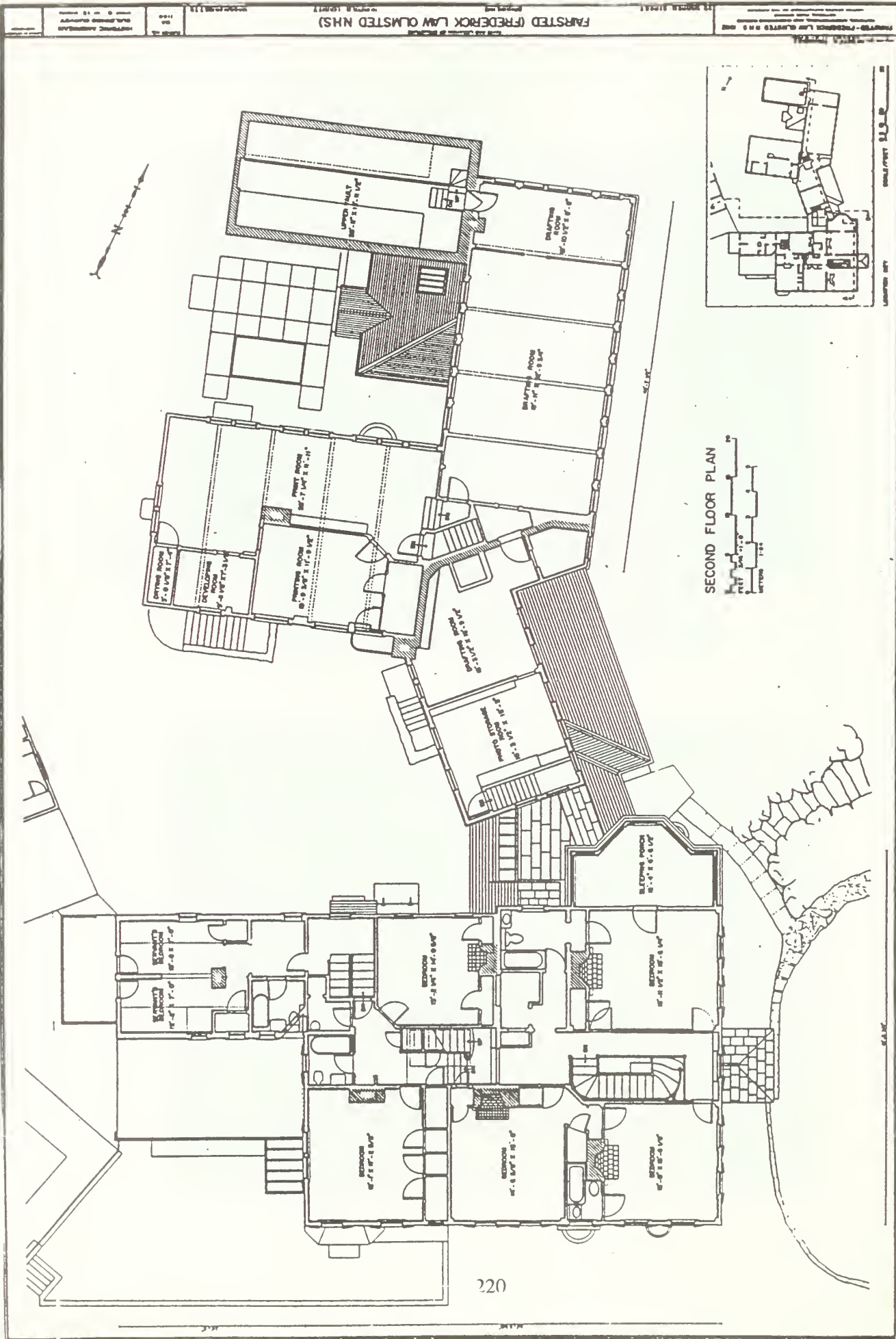




Figure 90. Room 203 (Second-Story Front Central Hall), main staircase, facing east.



Figure 91. Room 206 (West Central Hall), facing west.

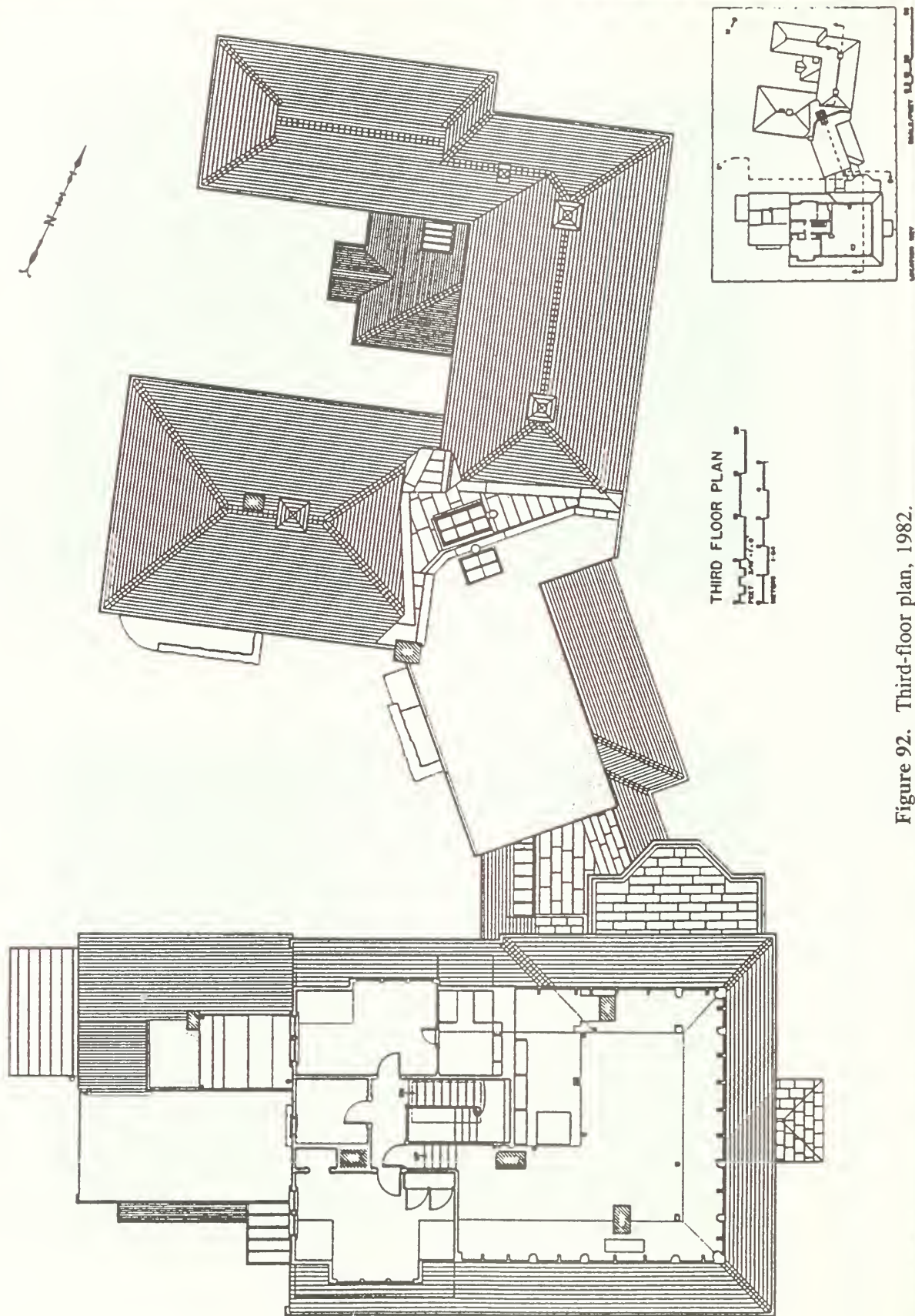


Figure 92. Third-floor plan, 1982.

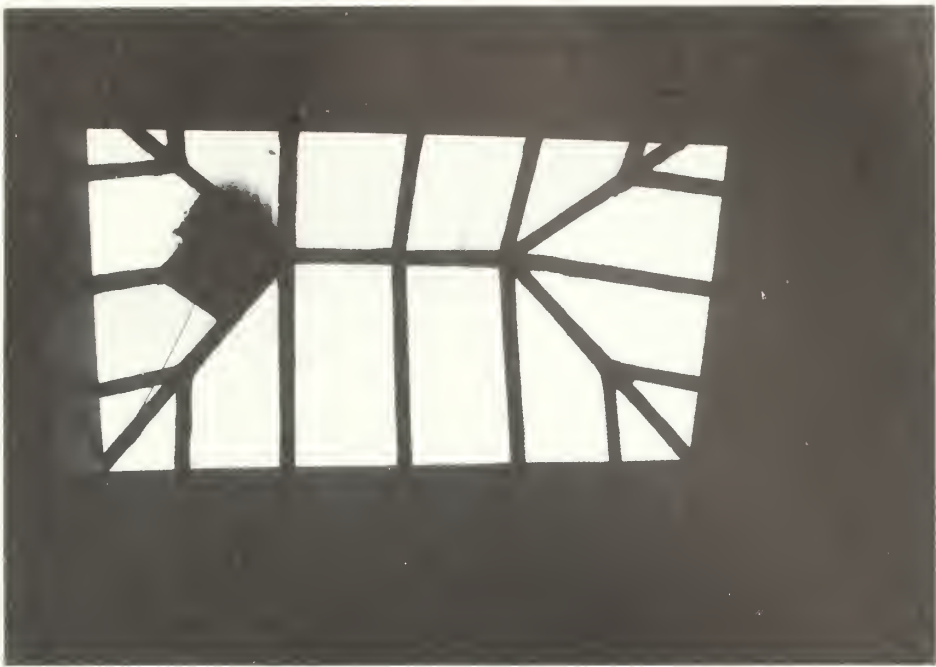


Figure 93. Room 302 (Stair Hall), skylight over stairway.



Figure 94. Attic, ghost of 1810 roof on east face of west chimney.

HOUSE: APPENDICES

APPENDIX A.

Historic American Buildings Survey Drawings

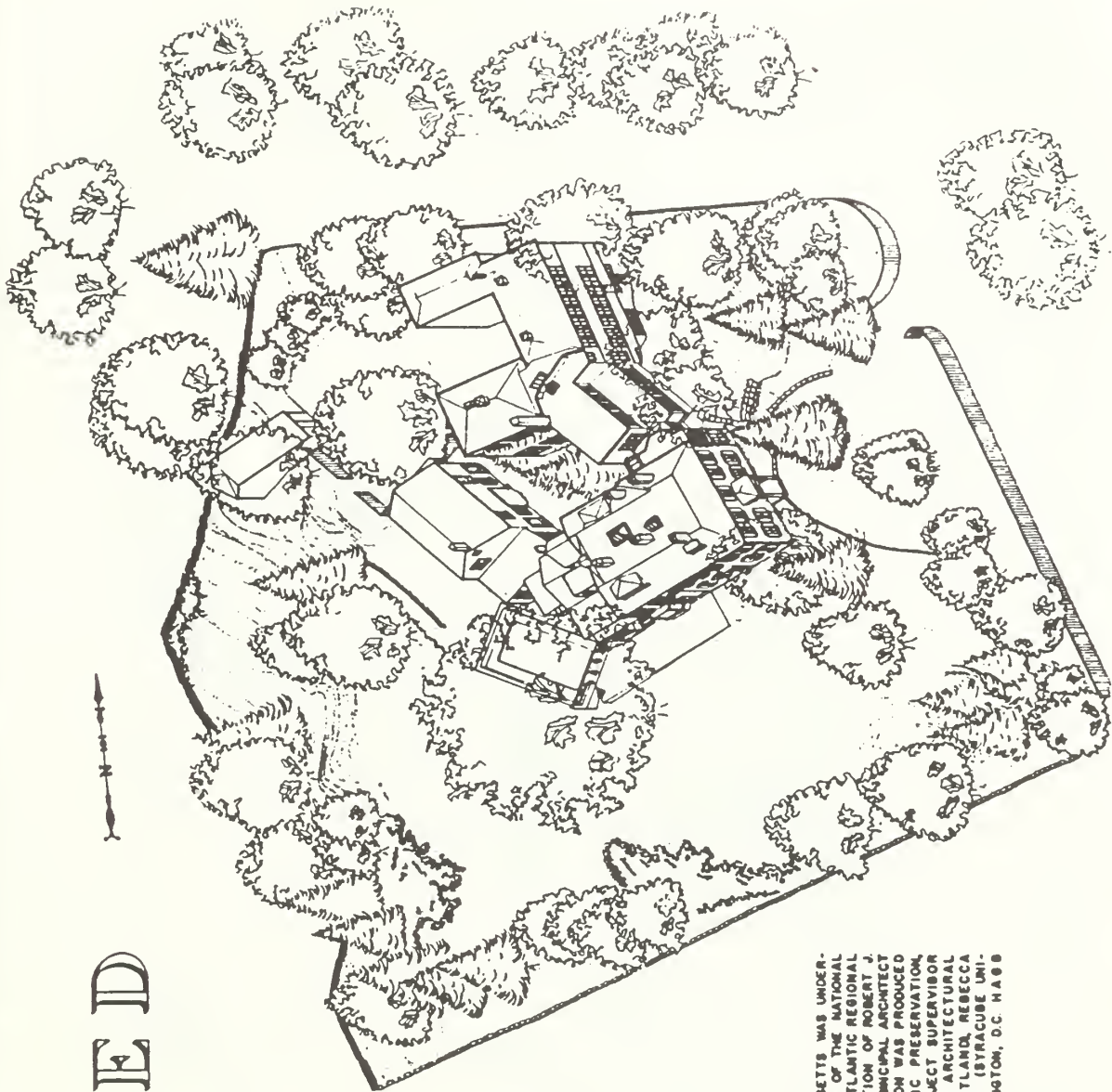
FAIRSTED

THE FREDERICK LAW OLIMSTED NATIONAL HISTORIC SITE, CONTAINING THE HOME AND OFFICE OF AMERICA'S PREMIER LANDSCAPE ARCHITECT, WAS ESTABLISHED IN 1973. THE HOUSE (c.1801) WAS BOUGHT BY LIMBUD IN 1883 AND REMODELED BEFORE HIS DEATH IN 1903. FREDERICK LAW OLIMSTED, JR., LANDSCAPE ARCHITECT, LIVED THERE UNTIL 1934, MODIFYING THE HOUSE AND ADDING A BERNARDT WING BETWEEN 1903 AND 1904. OLIMSTED ASSOCIATES MODERNIZED THE KITCHEN AND ADDED THE BRICK TERRACE AND SWIMMING POOL.

FOUR OFFICE STRUCTURES ADJOINING THE NORTH PORCH WERE ADDED FROM 1889 TO 1928. IN 1929 THE WEST WALL OF THE 1889 CLERICAL DEPARTMENT WAS MOVED WEST ABOUT FIVE FEET AND A SECOND STORY WAS ADDED. THE ADJOINING PLANTING DEPARTMENT WAS BUILT IN 1889. IN 1911 THE NORTH DRAFTING WING ROOF WAS RAISED, AND A SECOND STORY WAS INSERTED. THE PLANTS VAULT WAS BUILT IN 1901 WITH A THIRD STORY ADDED IN 1911.

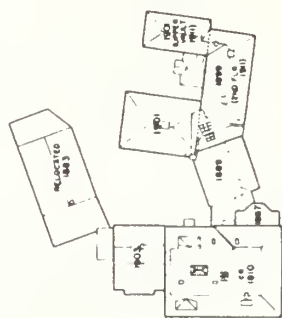
THE BARN ORIGINALLY STOOD DIAGONALLY ACROSS FROM THE HOUSE BUT WAS MOVED TO ITS PRESENT LOCATION SOON AFTER 1883. THE PRE-1883 HAY BARN, CARPENTER'S SHOP, ADDITION c.1890, AND WOOD SHED c.1910 ARE NOW WEST OF THE OFFICE COMPLEX. THE BARN WAS USED AS A STABLE, MODEL SHOP, AND SOIL TESTING LABORATORY AT VARIOUS TIMES.

THE DOCUMENTATION OF "FAIRSTED" IN BROOKLINE, MASSACHUSETTS WAS UNDERTAKEN BY THE HISTORIC AMERICAN BUILDINGS SURVEY BRANCH OF THE NATIONAL PARK SERVICE (NPS) IN COOPERATION WITH THE NPS NORTH ATLANTIC REGIONAL OFFICE. THE PROJECT WAS CONDUCTED UNDER THE DIRECTION OF ROBERT J. KAPSCHE, CHIEF OF HABS/HAER, AND KENNETH L. ANDERSON, PRINCIPAL ARCHITECT OF HABS, DURING THE SUMMER OF 1992. THE DOCUMENTATION WAS PRODUCED IN CONSULTATION WITH E. BLAINE CLIVER, CHIEF, HISTORIC PRESERVATION, NORTH ATLANTIC HISTORIC PRESERVATION CENTER, BY PROJECT SUPERVISOR STEVEN M. WIEBETHAL (UNIVERSITY OF MARYLAND) AND ARCHITECTURAL TECHNICIANS WILLIAM NEUDORFER (UNIVERSITY OF MARYLAND), REBECCA TRUMBULL (UNIVERSITY OF VIRGINIA) AND DANIEL P. WHALEN (BYRACUSE UNIVERSITY). THE PROJECT WAS COMPLETED IN THE WASHINGTON, D.C. HABS OFFICE BY REBECCA TRUMBULL.



INDEX TO TREES

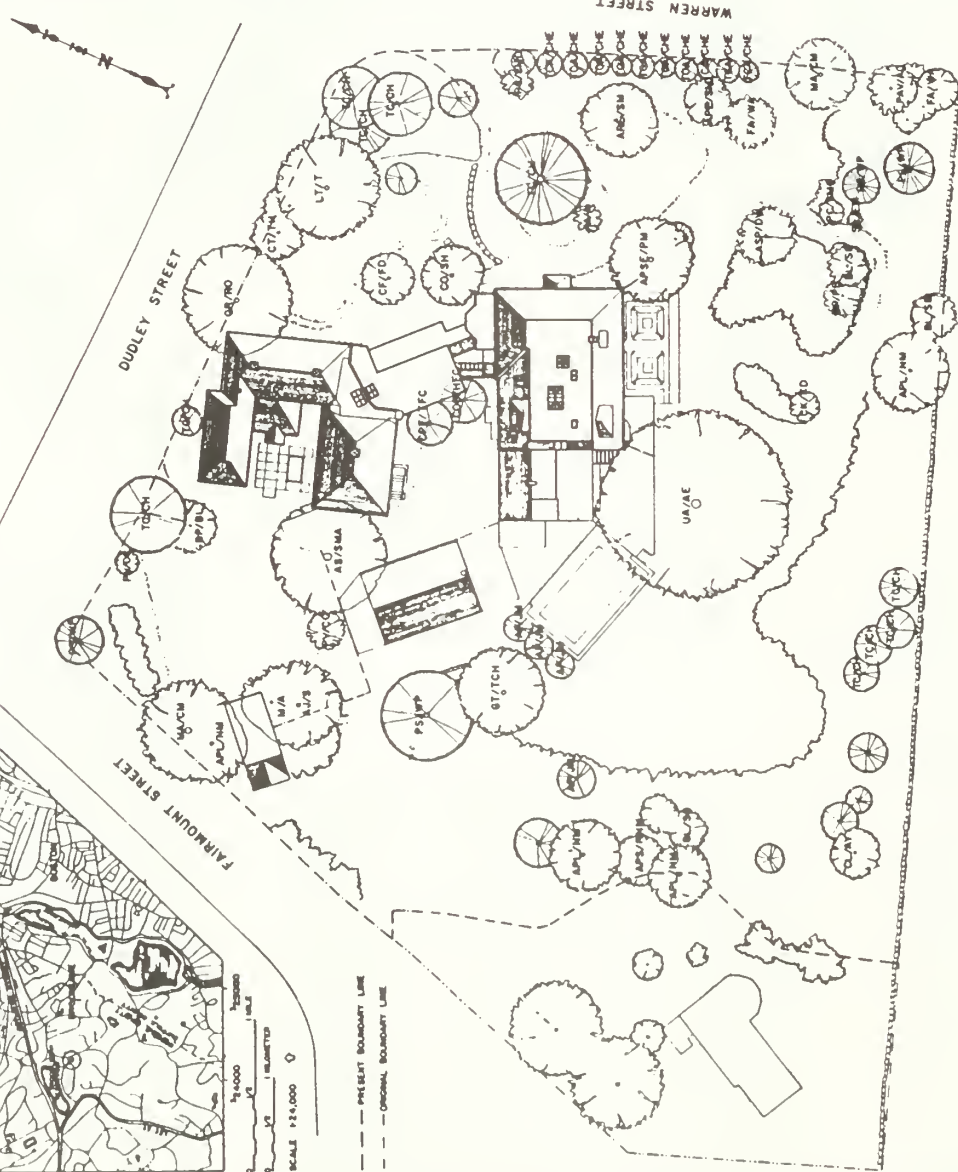
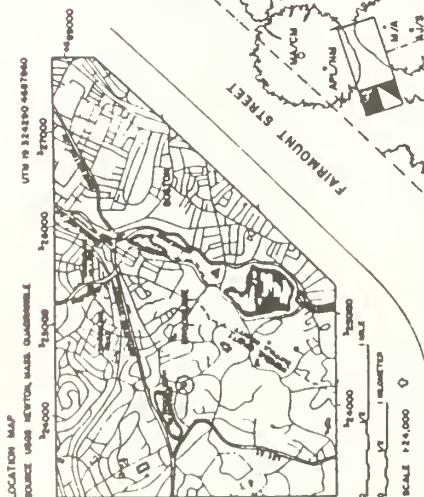
KEY	BOTANICAL NAME	COMMON NAME
AP/PM	ACER PENSYLVANICUM	JAPANESE MAPLE
AP/PM	ACER PLATANIFORME	STRIPED MAPLE
AP/PM/PM	ACER PLATANOIDES	NORWAY MAPLE
AP/PM/PM	ACER PLATANOIDES 'SCHWEDLER'	RED NORWAY MAPLE
AP/PM/PM	ACER PSEUDOPLATANUS	PLANKTIC MAPLE
AP/PM/PM	ACER SACCHARINUM	SUGAR MAPLE
AP/PM/PM	ALBIZIA JULIBRISIN	SILKTREE
AP/PM/PM	BETULA LENTA	PAPER BIRCH
AP/PM/PM	BETULA Papyrifera	SWEEP BIRCH
CO/PM	CARYA OVATA	SHAGBARK HICKORY
CO/PM	CHARACEPTARIS PSIFERA	HINOKI FALSE CYPRESS
CO/PM/TC	CHARACEPTARIS PSIFERA 'TULIPENA'	THREADED-LEAF FALSE CYPRESS
CL/AT	CLADRASTIS LOEUA	AMERICAN TELLERWOOD
CF/CO	KORUS FLORIDA	FLOWERING DOGWOOD
CF/CO	KORUS KODJA	KORUS DOGWOOD
CF/CO	CRATAEGUS 'TORA'	TOBA HAWTHORN
FA/PM	FRAXINUS AMERICANA	WHITE ASH
OT/07/TC	OLESTYIA TRIACANTHOS	THORNLESS COMMON HONEY LOCUST
LT/7	LIRIODENDRON TULIPIFERA	TULIPTREE
MA/MA/CM	MAGNOLIA ACUMINATA	OCUMBERTREE MAGNOLIA
MA/MA	MALUS SPIRAEAE	APPLE
PA/AC	PHILODENDRON AMURENSE	AMUR CORKTREE
PC/PM/CO	PHILADELPHUS CORONARIUS	SWEET MOCKINGBIRD
PM/PM	PINUS STROBUS	WHITE PINE
PM/PM	PRUNUS AVIUM	SWEET CHERRY
PM/PM	PRUNUS VIRGINIANA	COMMON CHOCHEBERT
PV/CC	QUERCUS RUBRA	RED OAK
QV/CO	QUERCUS PRINCEPS	BLACK LOCUST
RP/BL	ROBINIA PSEUDACACIA	EUROPEAN MOUNTAINASH
SA/EM	SORBUS AUCUPARIA	CANADIAN HEMLOCK
TC/CH	TSUGA CANADENSIS	CAROLINA HEMLOCK
TC/CH	TSUGA CAROLINIANA	AMERICAN ELM
VA/VE	ULMUS AMERICANA	CAROLINA ELM



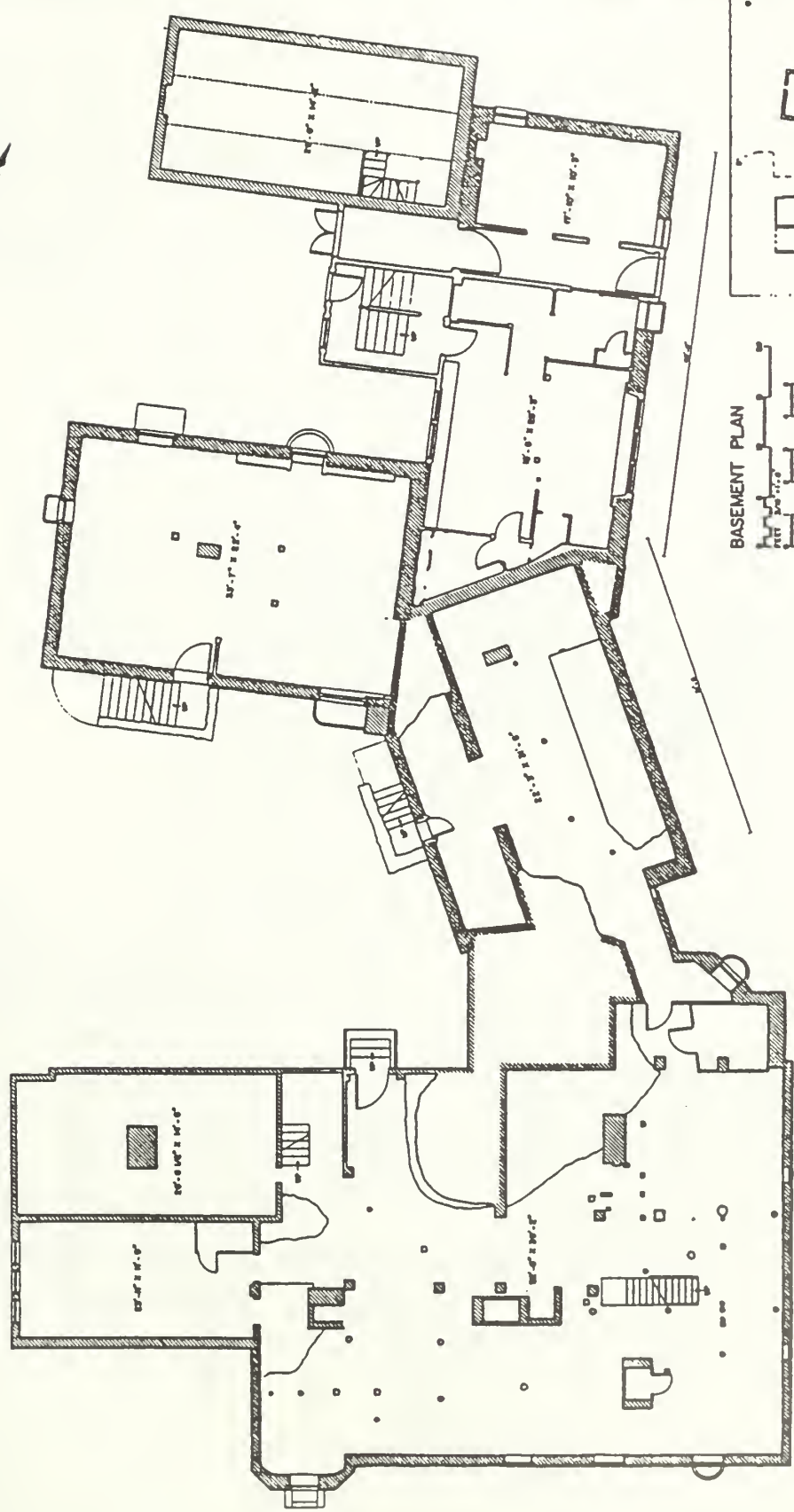
VOLUME 115



SITE PLAN



SITE PLAN ADAPTED FROM APRIL 9, 1904 SITE PLAN BY TOWNE AND WELTHEMER



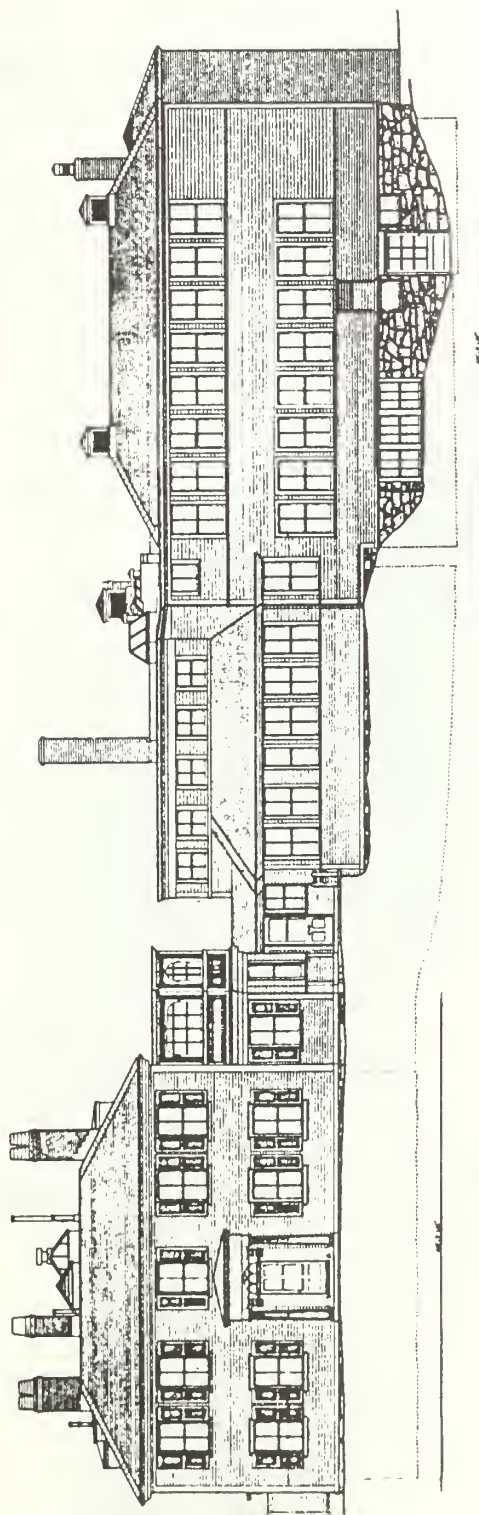




ANNOTATED
SECOND FLOOR PLAN

235



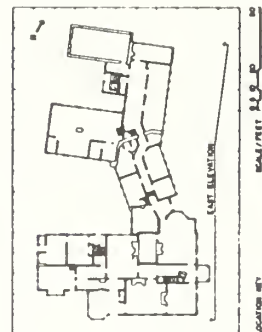


EAST ELEVATION
0 10 20
FEET 1:24
METERS

MATERIALS
ROOF - BUILD-UP AND SLATE
WALLS - CLAY BRICK
FOUNDATION - STONE

ROOF - BUILD-UP AND COMPOSITION SHINGLES

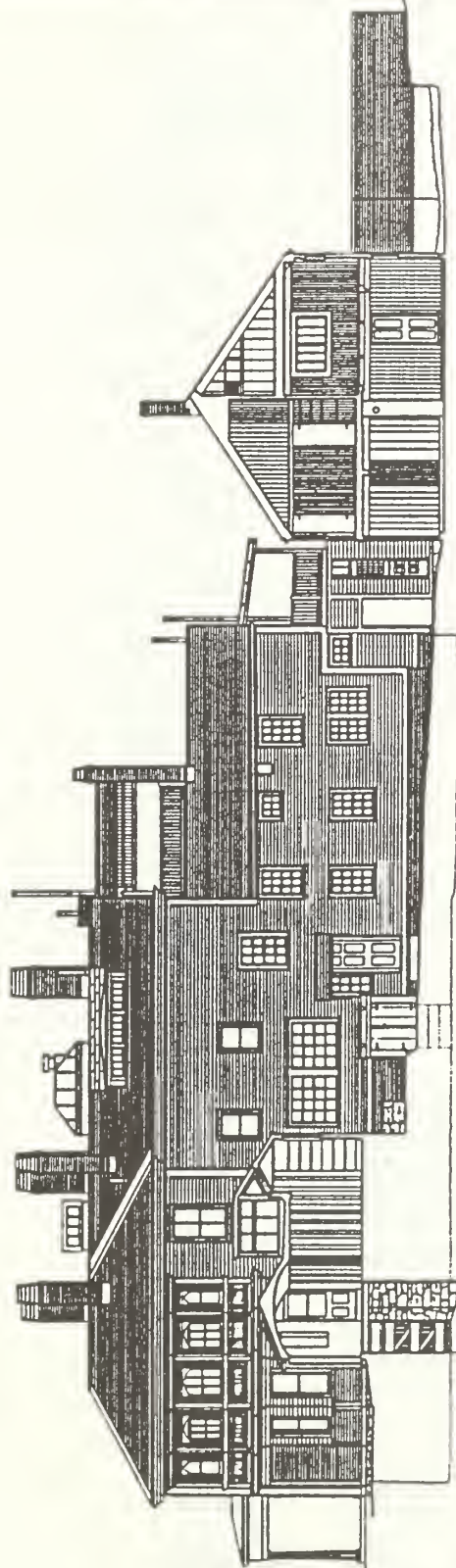
ROOF - COMPOSITION SHINGLES



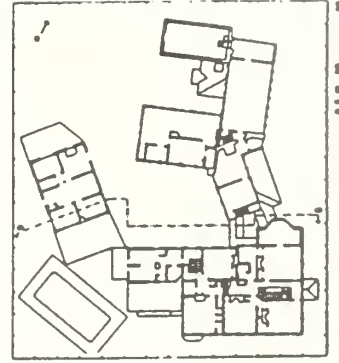
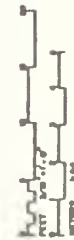
EAST ELEVATION
0 10 20
FEET 1:24
METERS

SCALE: 1/8" = 1'-0"

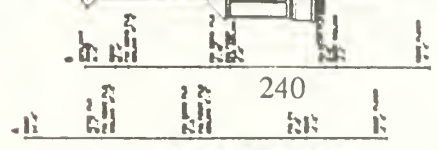




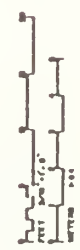
SECTION/ELEVATION B-B



SECTION/ELEVATION B-B



SECTION A-A



APPENDIX B.

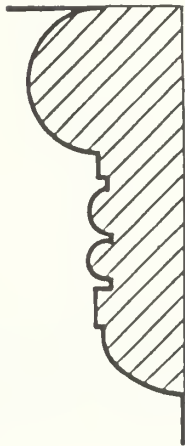
Molding Profiles

Molding profiles were taken from door panels, window muntins, baseboards, wainscoting, and fireplace mantels. These are grouped according to type and date in order to provide examples of profiles typical of major periods of construction and alteration in the house.

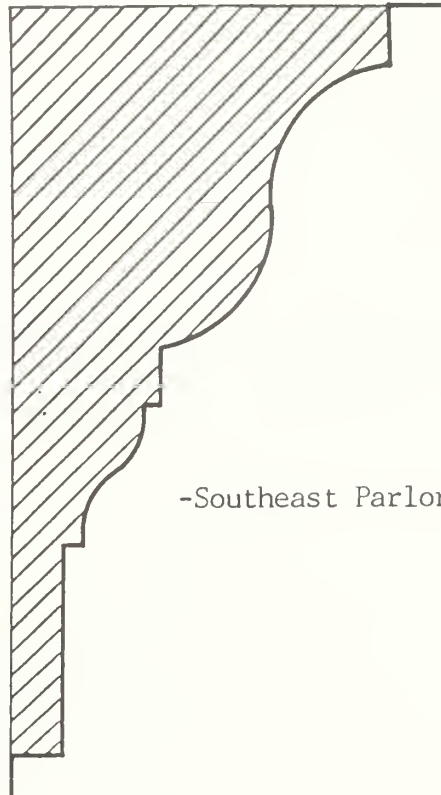
Unless otherwise noted, molding profiles were taken by Marie Carden and Andrea Gilmore, and drawn in final form by Jana Gross, all NPS employees.

HOUSE MOLDING PROFILES

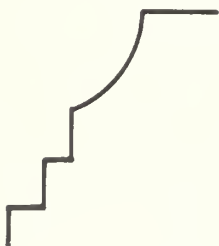
CORNICE PROFILES



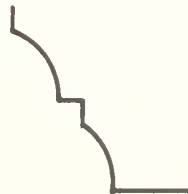
- North Parlor
- Molding below
- Beam Casings
- First Floor
- Hall
- Southwest Parlor



- Southeast Parlor



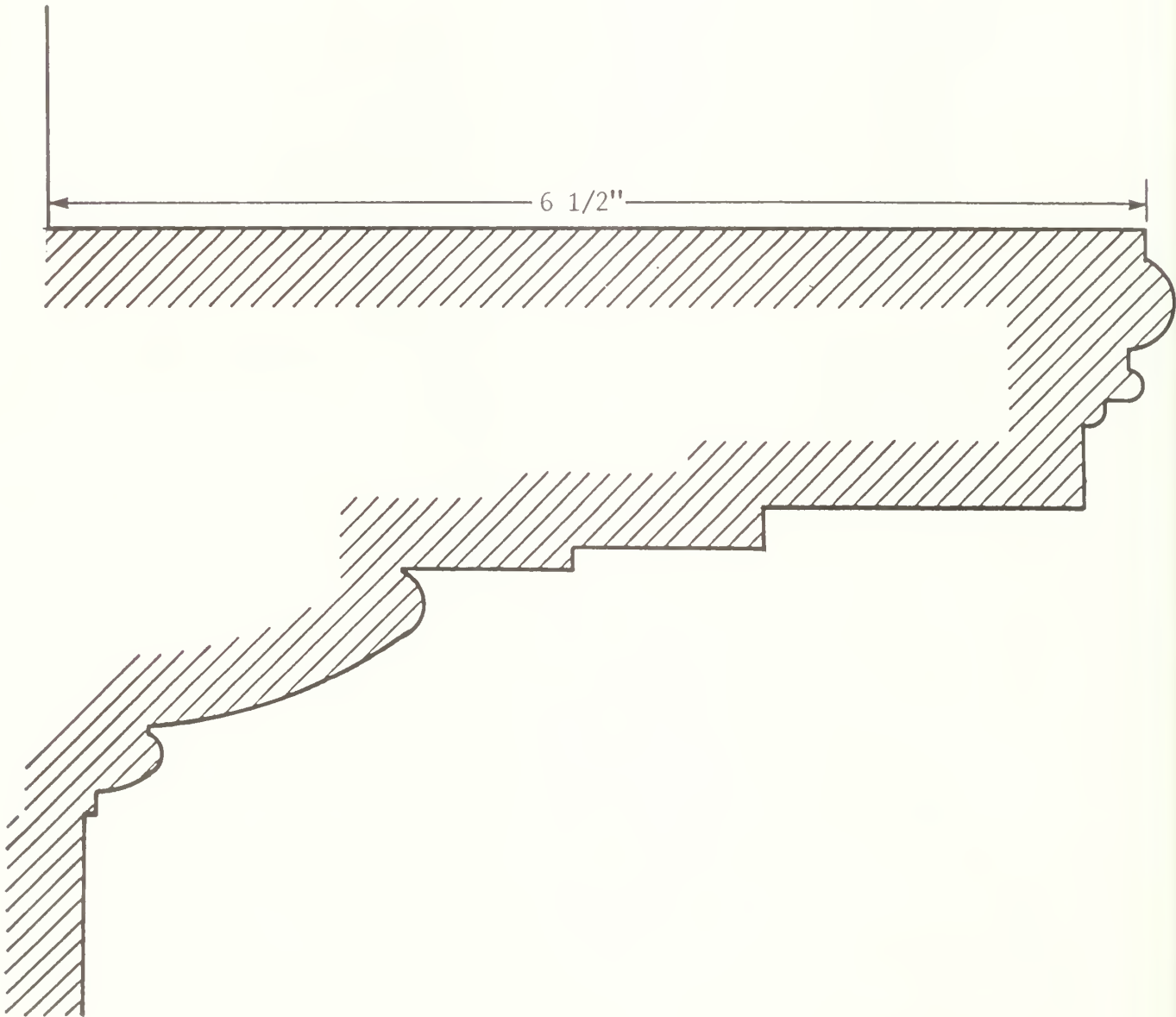
- North Parlor
- at edge of
- Ceiling Beam



- North Parlor
- Small Cornice,
- Like Molding at
- Top of Beam

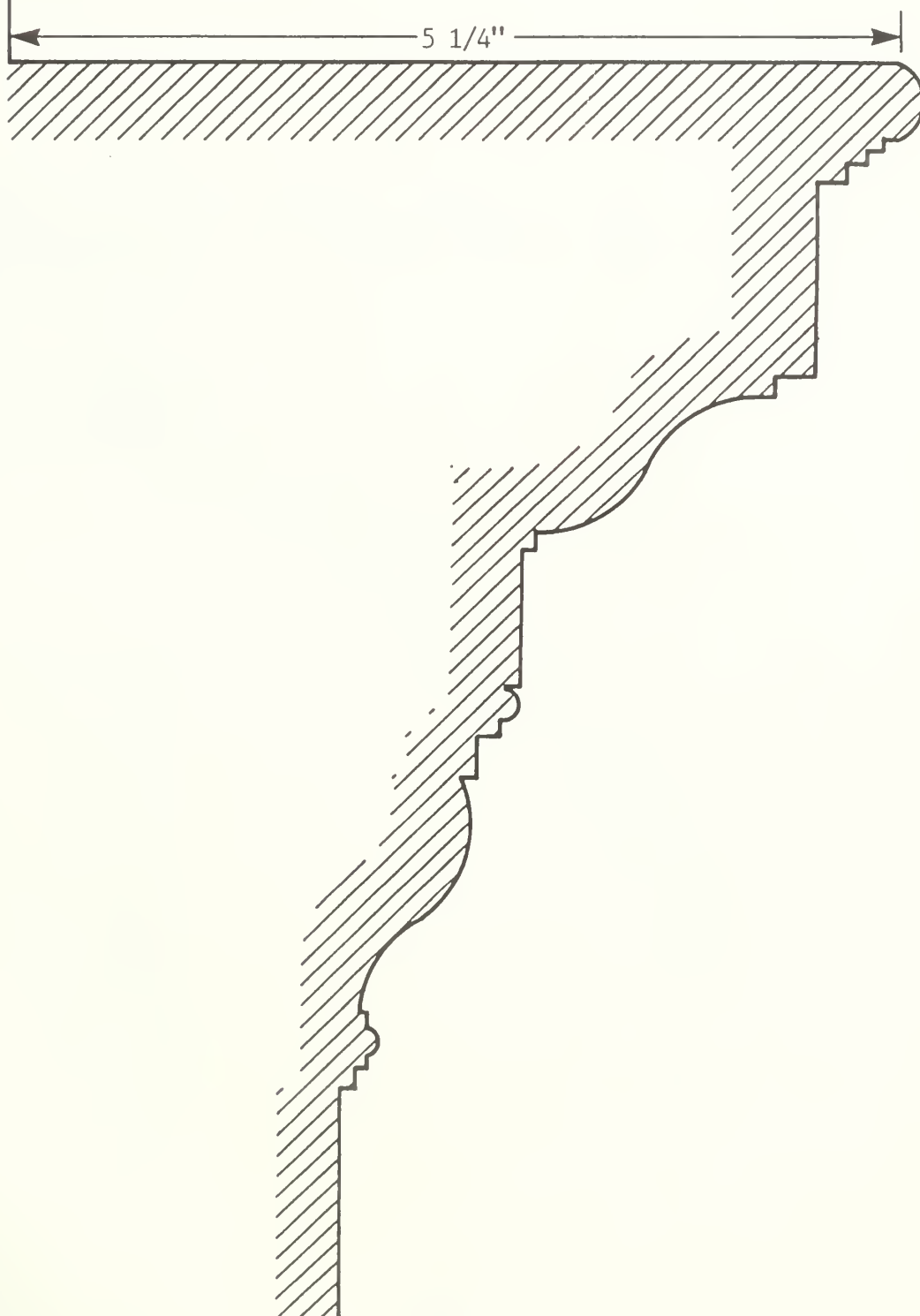
HOUSE MOLDING PROFILES

FIREPLACE MANTEL SHELF
SOUTHEAST PARLOR



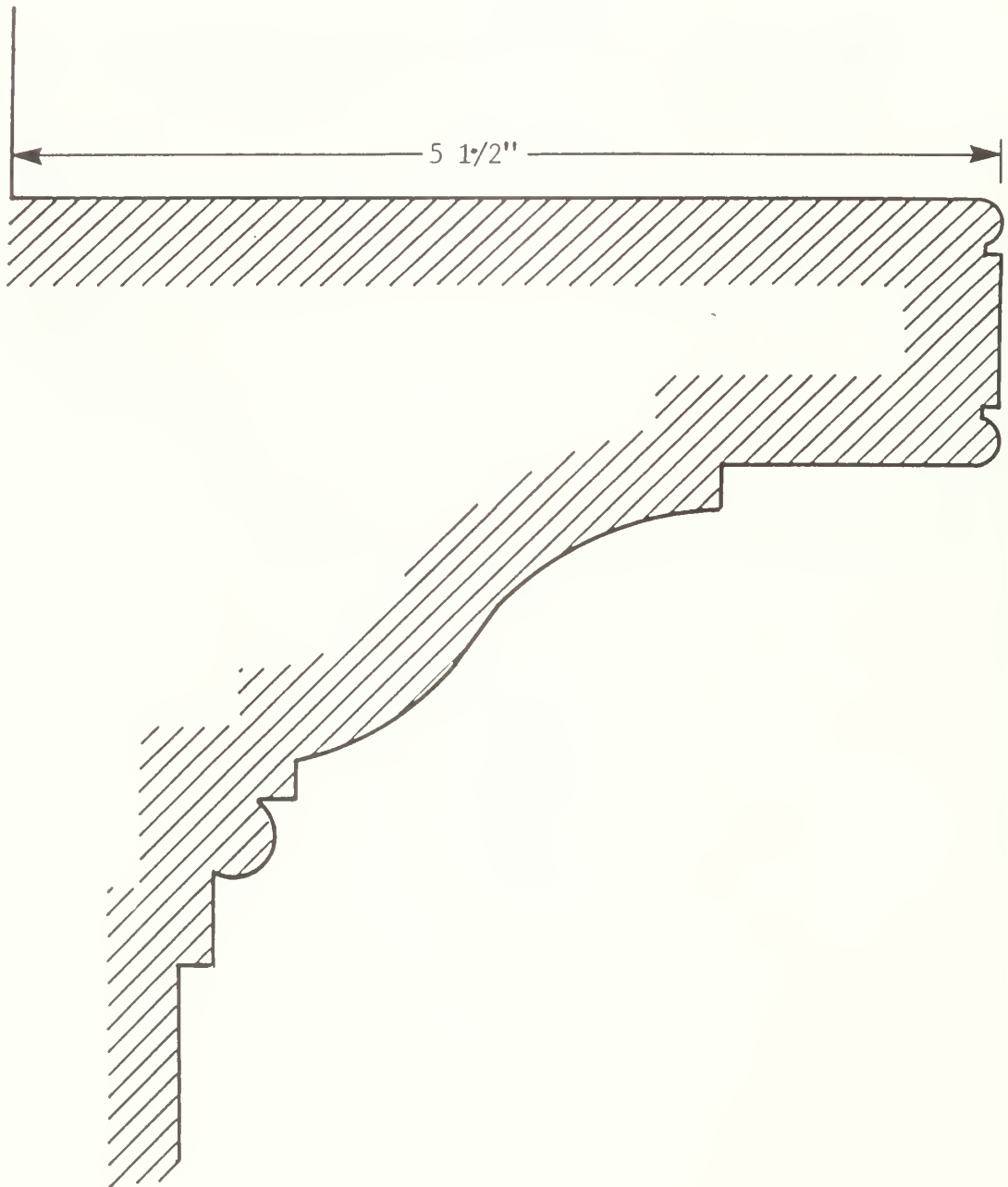
HOUSE MOLDING PROFILES

FIREPLACE MANTEL SHELF
SOUTHWEST PARLOR



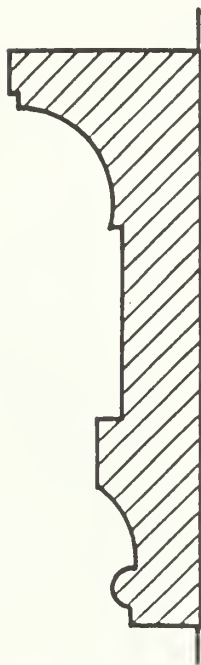
HOUSE MOLDING PROFILES

FIREPLACE MANTEL SHELF
PLANT ROOM

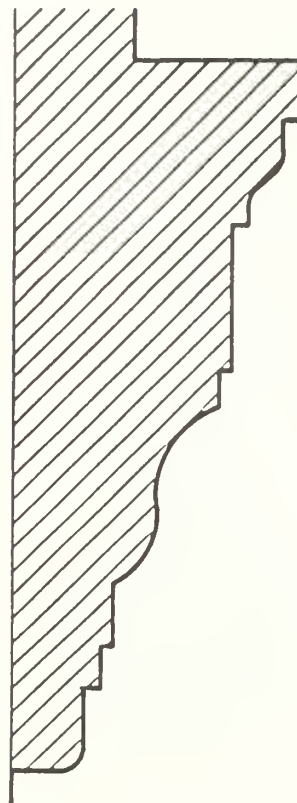


HOUSE MOLDING PROFILES

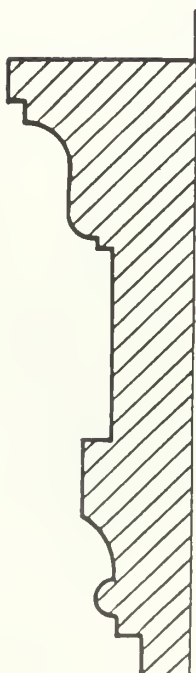
CHAIR RAILS



-Southeast Parlor
North side of
Fireplace



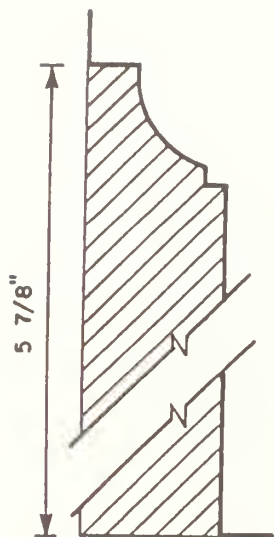
-Dining
Room



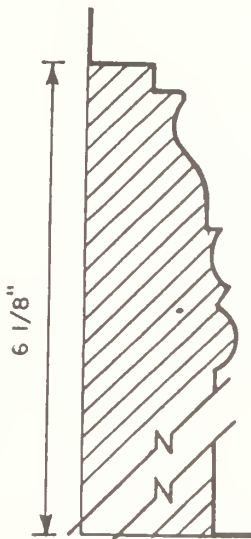
-Southeast Parlor

HOUSE MOLDING PROFILES

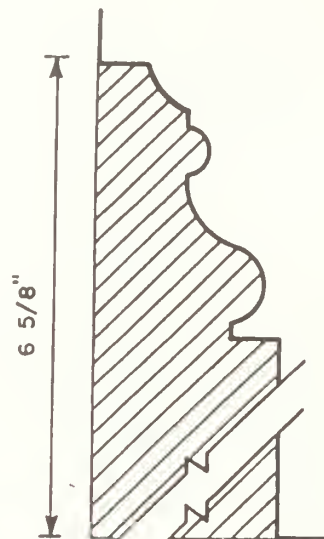
BASEBOARDS



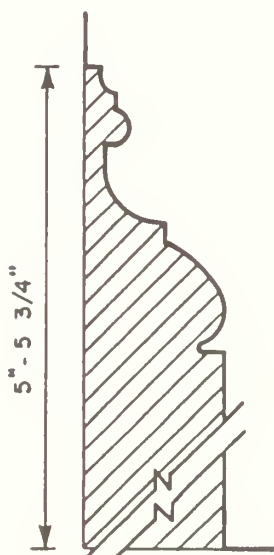
-Hall First Floor
East Wall
East End of North
and South Walls
ca. 1820



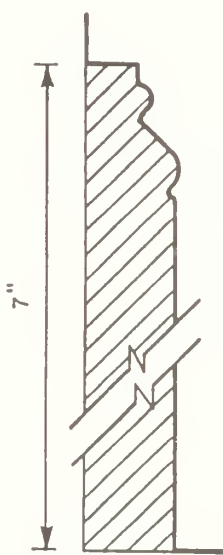
-North Entry
South Wall
Pre - 1899



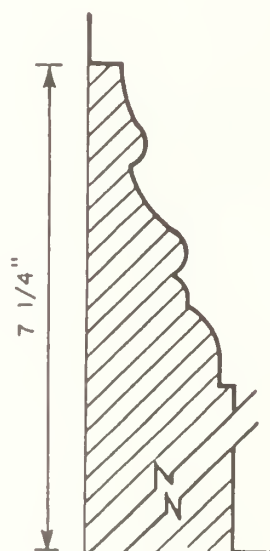
-Hall First Floor
North Wall Area
of North Entry
Pre - 1899 ca. 1910



-Southeast Parlor.
North of Fireplace
Same as Cornice in
Center Hall



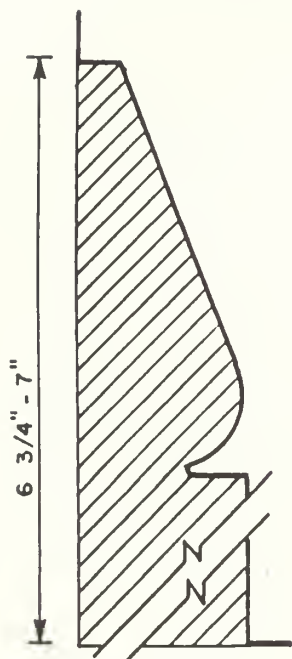
-Southwest Parlor



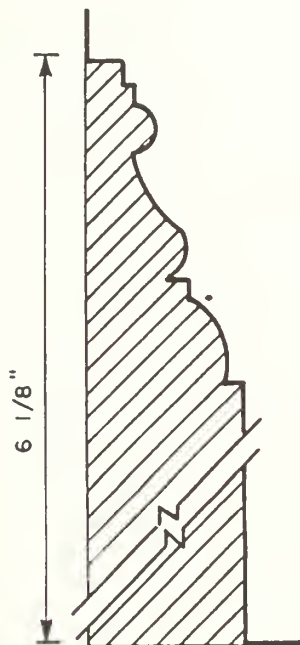
-Dining Room

HOUSE MOLDING PROFILES

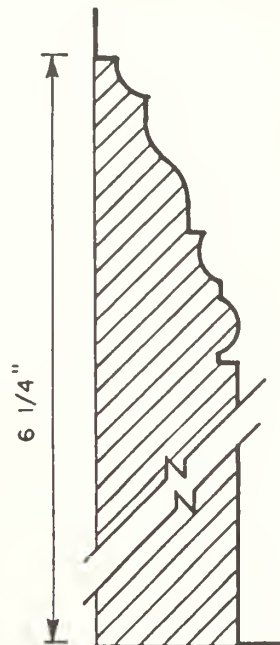
BASEBOARDS



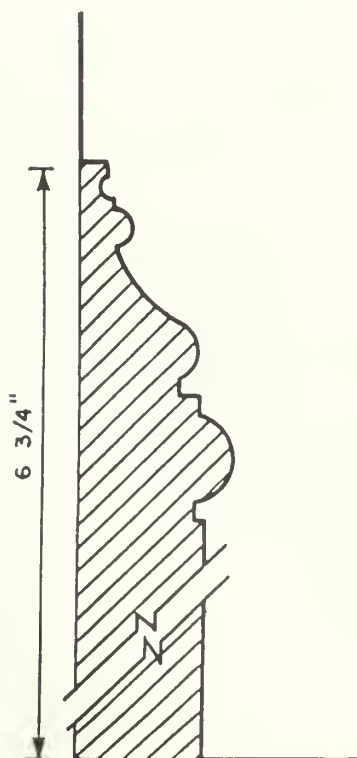
-North Parlor
ca. 1887



-Hall
ca. 1883



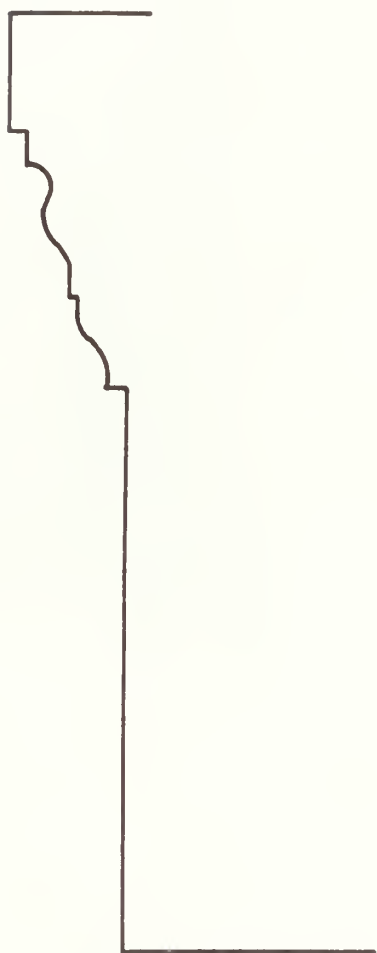
-Rear Stair
Hall Entry
ca. 1903



-Southwest Bedroom
East Wall
ca. 1883

HOUSE MOLDING PROFILES

DOOR CASINGS



-North Parlor
West Wall



-North Parlor
North Wall



-Kitchen
North and East Walls
-Pantry
South Door in
East Wall (possibly
1903 Casing)

HOUSE MOLDING PROFILES

RAISED DOOR PANELS



-Southwest Parlor
Northwest Closet Door



-Southwest Parlor
East Closet
Upper Doors



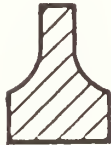
-Southwest Parlor
East Closet
Lower Doors



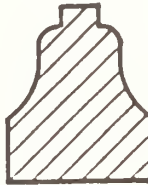
-Kitchen
North Door
-Pantry Door
North Wall
-Servant's Sitting Room
East and South and
Closet Doors
ca. 1883

HOUSE MOLDING PROFILES

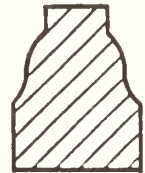
WINDOW MUNTINS
BASEMENT



-Basement
South Wall
Windows 1,2,3
E----W
ca. 1810
(These look new
maybe replacements
in kind)



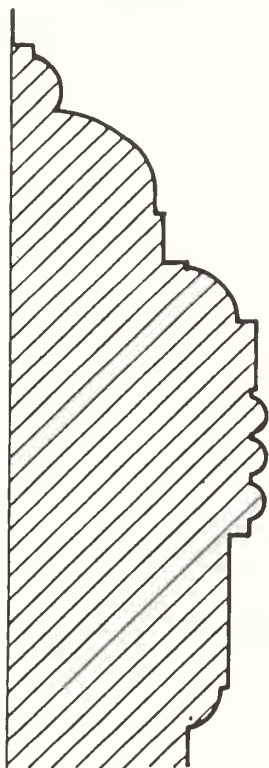
-Basement
South Wall
Window 4
E----W
ca. 1883



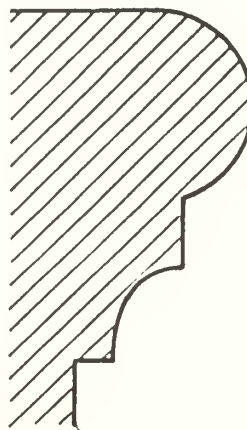
-Basement
West Wall
All windows
ca. 1903

HOUSE MOLDING PROFILES

MISCELLANEOUS



-Pantry
Top of Wainscoting



-Rear Entry Stairs
Nosing and Molding

APPENDIX C.

Door Schedule

This section is intended to provide illustrations of the types of doors characteristic of the major periods of construction and alteration in the house. The doors of the house can be grouped into four general types (A through D), with a few exceptions such as entry doors and the glazed doors of the Plant Room and east vestibule. Within these four groups, the doors and their panels are of slightly different dimensions. They are dated as follows:

Type A - six-panel wood door, from 1810, or a later reproduction of same

Type B - four-panel wood door, 1883

Type C - four-panel wood door, circa 1883-1903

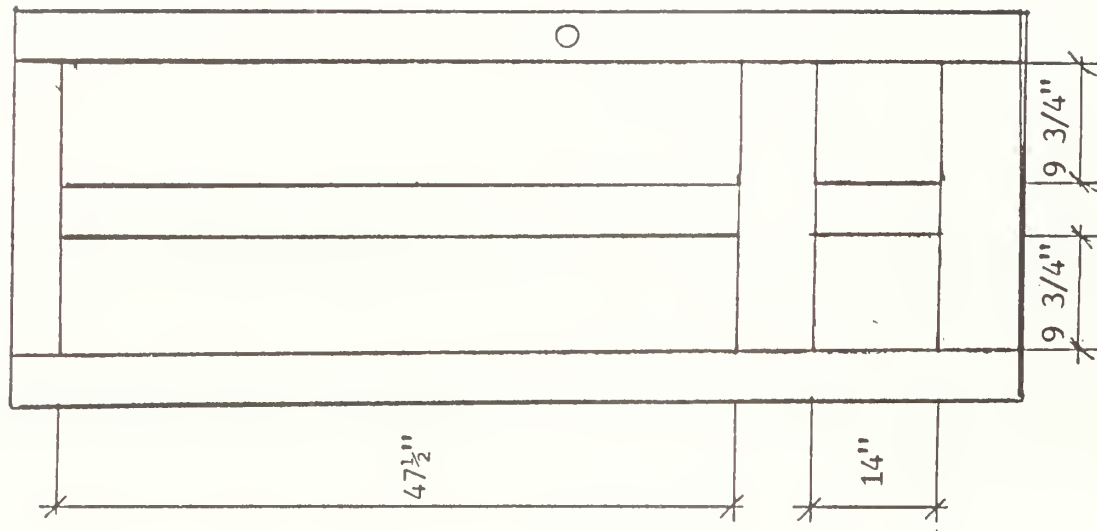
Type D - two-panel wood door, various - circa 1910

Doors between the front rooms are generally type A; types B and C are found toward the rear of the house; most closet doors are either type D, or reused type-A doors that were cut down and made narrower. Cupboards and combination cupboard/closet units feature doors of varying types, usually having two panels (one over one).

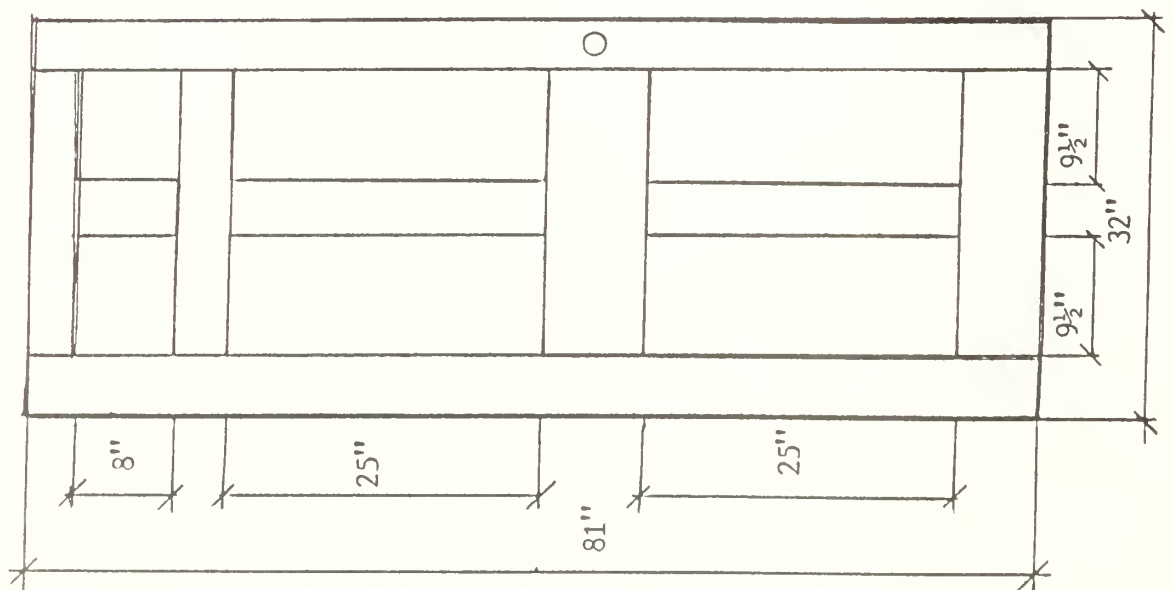
Additional information about doors is found in the descriptions of individual rooms in the previous section, "House: Existing Conditions"; in "Appendix B" (molding profiles); and in "Appendix D" (hardware).

Typical Doors

-TYPE B
c.1883-1903

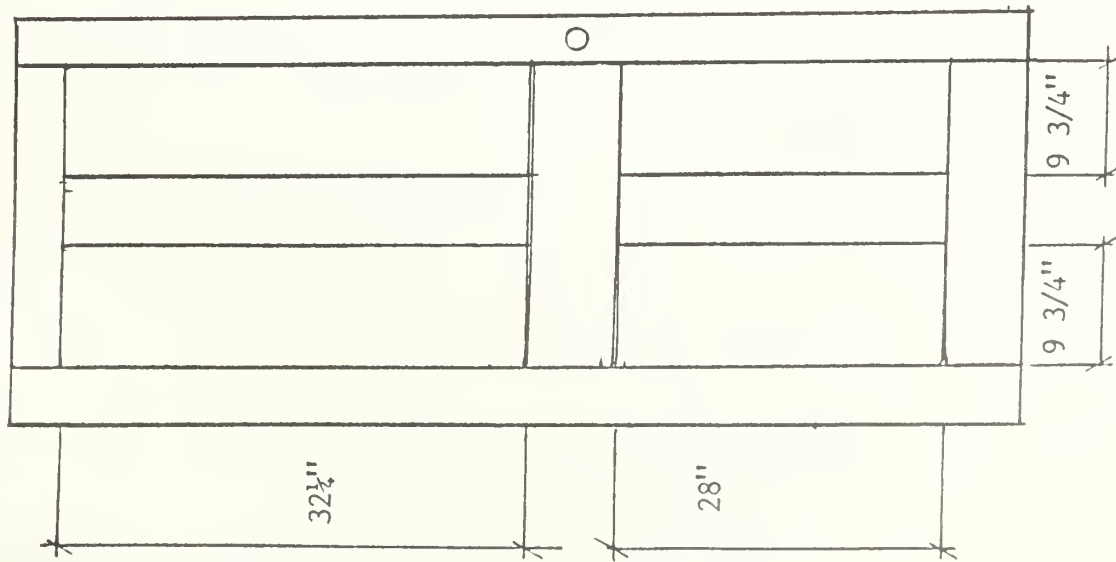


-TYPE A
c.1810 or
repro



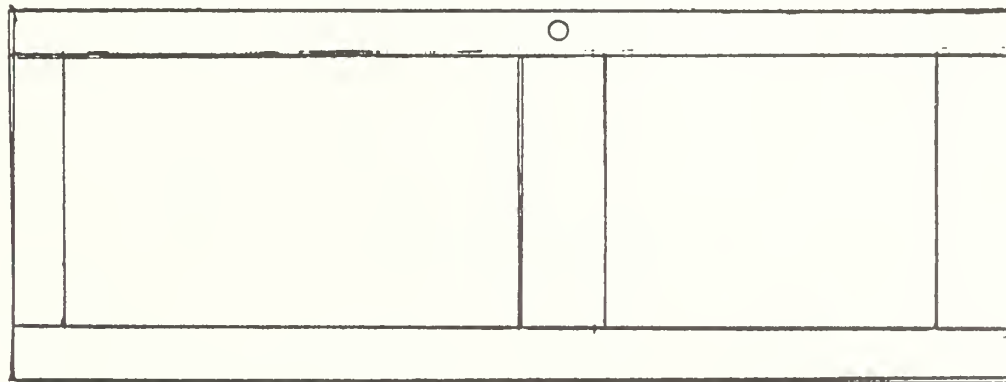
Drawn by M. Carden
Not to scale

Typical Doors



-TYPE C

c.1903-1910



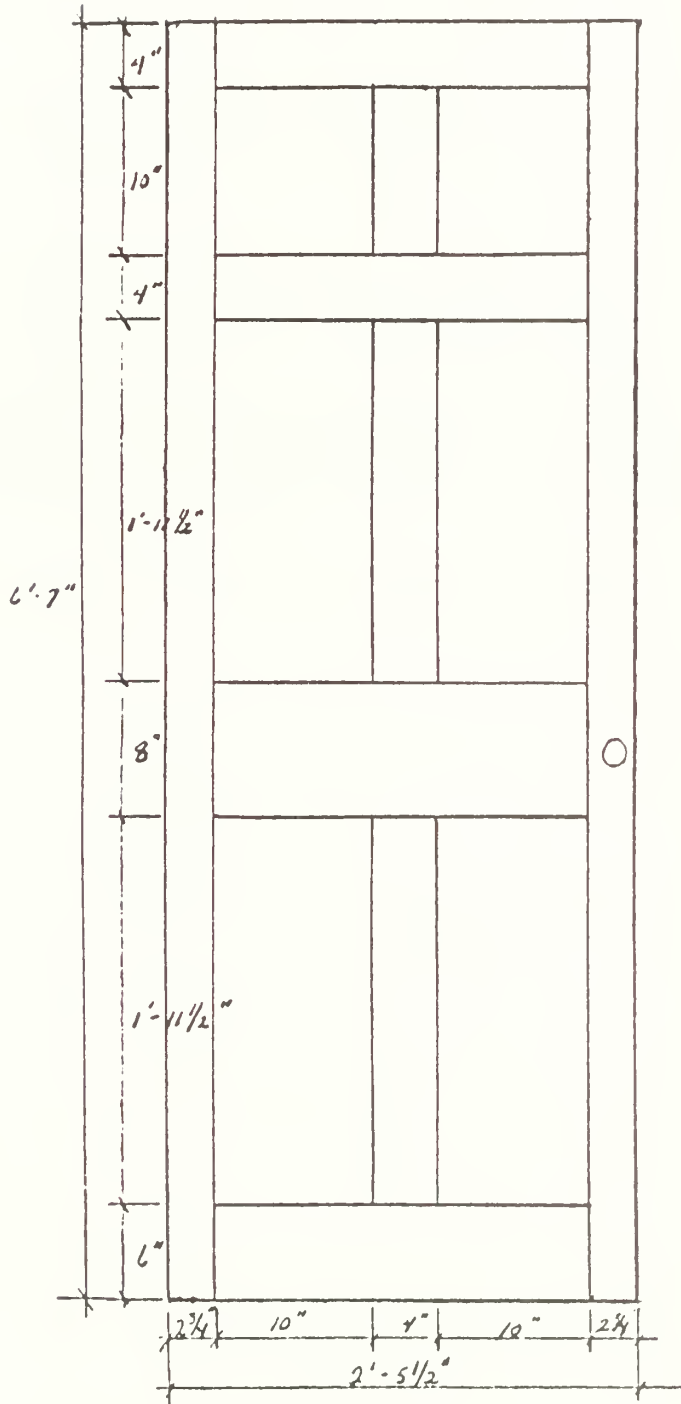
-TYPE D

c. 1910

various sizes,
closets and
cupboards

Drawn by M. Carden
Not to scale

Frederick Law Olmsted NHS - House
 North Parlor
 West Door



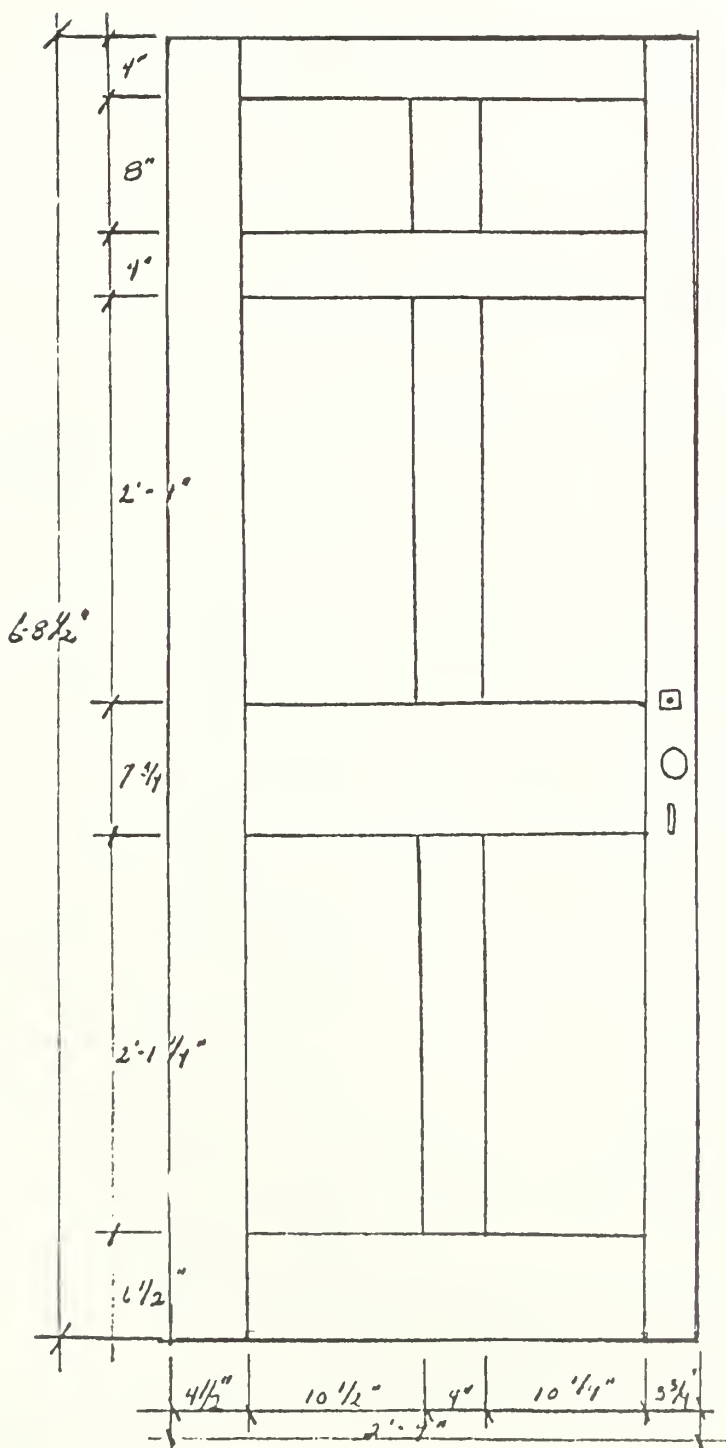
-Example: TYPE A

Door reused -
 sides have been
 cut down.

Drawn by A. Gilmore
 Not to scale

Frederick Law Olmsted NHS - House

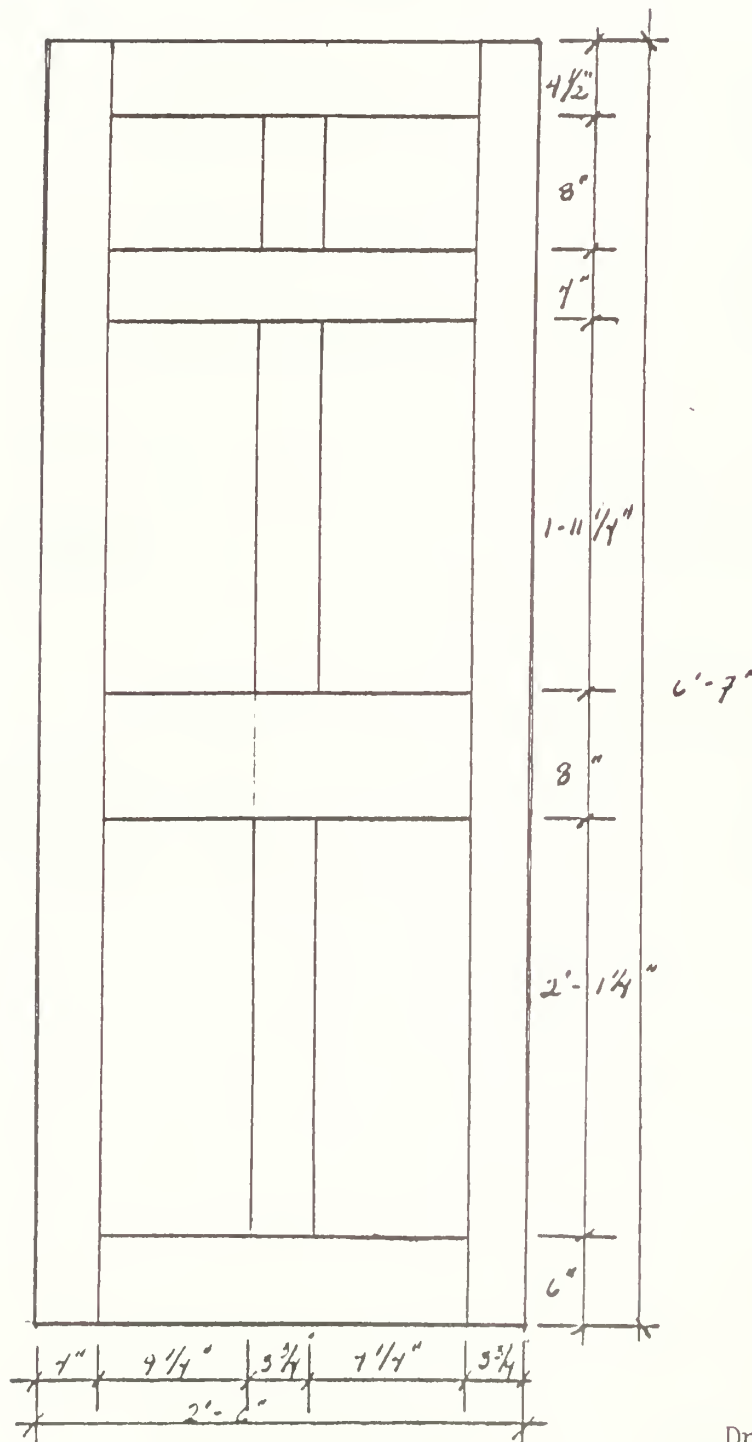
North Parlor - South Door
Southeast Parlor - North
and West Doors



Frederick Law Olmsted NHS - House

Front Central Hall

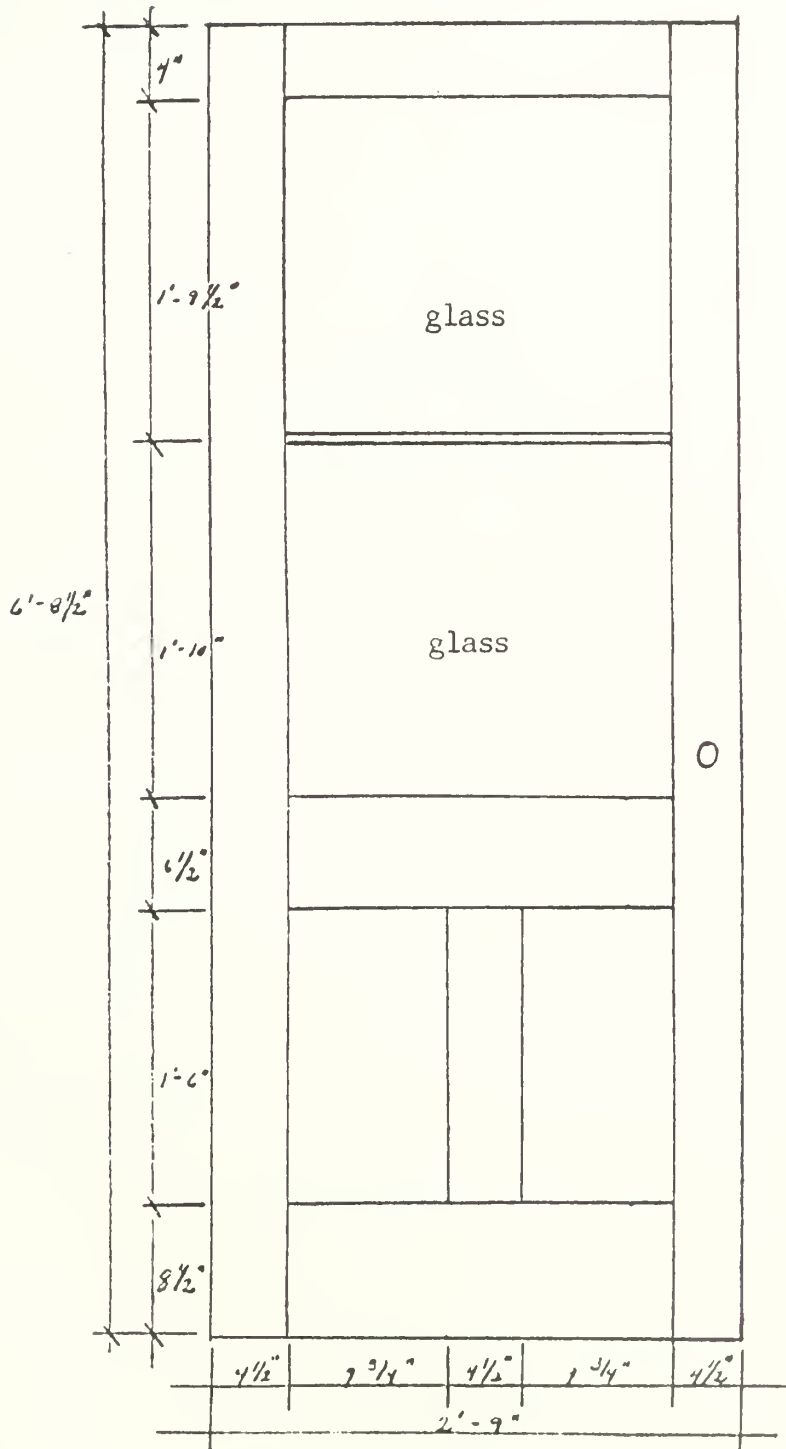
Cellar Door



-Example: TYPE A

Drawn by A. Gilmore
Not to scale

Frederick Law Olmsted NHS - House
 North Parlor
 North Door



-Example: One of
 several special
 types of doors

Drawn by A. Gilmore
 Not to scale

APPENDIX D.
Hardware Schedule

Introduction

The hardware discussed here consists primarily of door hinges, knobs, escutcheons, and locks, and window locks (none included). These pieces, found in various rooms, represent the various periods of construction and alterations to the house. The hardware is grouped by category, then again by types that correspond to the major periods. There is also a group for miscellaneous hardware—those that do not easily fall into the assigned groups.

Door Hinges

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Circa 1810	A	2-knuckle pine-apple hinge, 6 3/4" long	East entry door, Room 102 (Front Central Hall) - probably reused from earlier door)
		2-butt pine-apple hinge, 5 3/4" long	West door, Room 101 (Library)
Circa 1883	B	2-butt acorn hinge, 5" long	Door to Room 210 (West Bathroom)
	C	3-butt ball hinge, 3/8" diameter	East closet doors, Room 105 (Sitting Room)
		2-knuckle ball hinge, 5 1/2" long	Closet door, Room 102 (Front Central Hall)
		5-butt ball hinge, 5" long	Exterior door, Room 110 (Rear Stair Hall)
Circa 1903	D	2-butt hinge, 3 1/2" long	Basement and pantry doors, Room 110 (Rear Stair Hall)
		2-butt plain hinge	South door, Room 103 (North Parlor)
Circa 1910		5-butt hinge, 2 1/2" long, 1/4" diameter	NW closet, Room 105 (Sitting Room)

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
1960's		2-butt ball hinge, 4 3/4" long	North door, Room 101 (Library)
		2-butt ball hinge, 4 1/2" long	Lower door of SW closet, Room 102 (Front Central Hall)
		5-knuckle ball hinge, 5 1/4" long	Upper door of SW closet, Room 102 (Front Central Hall)
		2-butt hinge, 5" long	North door, Room 103 (North Parlor)
		5-butt hinge, 5" long	West door, Room 103 (North Parlor)

Doorknobs and Roses

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Unknown	A	White porcelain with cast-iron rose	West door, Room 103 (North Parlor)
			West door, Room 101 (Library)
			Door to Room 210 (West Bathroom)
		White porcelain with brass rose	South door, Room 103 (North Parlor)
Circa 1883	B	Curved L-shaped handle, brass	West (French) door from Room 105 (Sitting Room) Plant Room
Unknown	D	Has both round and oval knobs	East entry door, Room 102 (Front Central Hall)
		Oval brass knob, brass rose	SE door from Room 102 (Front Central Hall) to Room 101 (Library)

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Unknown	D	Round brass knob and rose	Basement door, Room 102 (Front Central Hall)
		Oval brass knob, brass rose	Closet doors, Room 102 (Front Central Hall)
		Oval brass knob	North door, Room 101 (Library)
Circa 1883	E	Pressed metal knobs and roses; knobs wrapped with leather	Basement and pantry doors, Room 110 (Rear Stair Hall)

Escutcheons

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Circa 1883	A	Rectangular with corners cut out	Door to Room 210 (West Bathroom)
	B	Rectangular brass	Room 101 (Library): - north door - west doors
		(without cover) (with cover)	Room 102 (Front Central Hall) - basement door - southeast door - east entry door
		(without cover)	Room 105 (Sitting Room) - west French doors
			Room 103 (North Parlor) - south door

Door Locks

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Unknown	A	Simple sliding brass lock	South door, Room 103 (North Parlor)
Modern	Misc.	Chain lock	East entry door, Room 102 (Front Central Hall)
			North and west doors, Room 103 (North Parlor)
			Exterior door, Room 110 (Rear Stair Hall)

Window Locks

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Circa 1883	A	Porcelain-knob sash lock	First-story window, Room 110 (Rear Stair Hall)

Miscellaneous

<u>Date</u>	<u>Type</u>	<u>Description</u>	<u>Location</u>
Unknown	NA.	Metal hooks around cornice, approximately 23" apart	Room 101 (Library)
		Hook for holding fireplace utensils, south side of fireplace	Room 101 (Library)

APPENDIX E.
Mortar Analysis

Introduction

There is very little mortar from which to conduct an analysis, since the foundation mortar of the house is all below ground. At such time as repairs are required to the house foundation, mortar samples from the specified areas can be taken and analysis completed.

Prior to the 1981 reroofing of the house, the following chimneys were repointed:

- southwest chimney: taken down to the water table line and rebuilt
- south center chimney: top caps rebuilt (four courses); random repointing
- southeast chimney: top two courses of south flue cap rebuilt
- northeast chimney: flue caps rebuilt (five courses)

Mortar samples taken thus far from the main house, including those from the chimney, are in artifact storage at the Building Conservation Branch, Northeast Cultural Resources Center. Data cards for the samples are on file under numbers FRLA 01 M01 through FRLA 01 M11.

Interior Mortar Samples

<u>Number</u>	<u>Location</u>	<u>Mix</u>
FRLA 01 M01	[sample missing]	<i>Original data cards containing analysis information for house mortar appear to be missing.</i>
FRLA 01 M02	Room 103 (North Parlor), back plaster, east wall	
FRLA 01 M03	Room 103 (North Parlor), back plaster	
FRLA 01 M04	Room 210 (West Bathroom), plaster inside pipe chase, southwest corner	
FRLA 01 M05	Room 210 (West Bathroom), insulation	
FRLA 01 M06	Room 210 (West Bathroom), plaster between floor joists	
FRLA 01 M07	Room 104 (Storage Room), plaster	

Exterior Mortar Samples

FRLA 01 M08	southwest chimney
FRLA 01 M09	south center chimney
FRLA 01 M10	southeast chimney flue cap
FRLA 01 M11	northeast chimney flue cap

APPENDIX F.
Finishes Analysis

Introduction

Paint samples for the house have been assigned in two separate sequences as follows, in order to distinguish readily between exterior and interior samples. Interior samples have numbers FRLA 01 P499 and lower, while exterior samples have numbers FRLA 01 P500 and higher. Paint samples and data cards are on file at the Building Conservation Branch, Northeast Cultural Resources Center.

Exterior Paint Analysis

Some 99 paint samples numbered FRLA 01 P500-P599 were taken from various exterior locations of the house. The exterior of the house, like all of the other buildings, was painted gray in 1986. After the *General Management Plan* was amended to change the historic period for the site from circa 1960 to circa 1930, all structures were repainted according to the exterior paint analysis completed in 1988.¹ The house is now painted red with green trim. Paint colors used on the exterior of the house, barn, shed and fence are:

<u>Location</u>	<u>Color Notation</u> ²
Exterior clapboards, wall boards and shingles	Dark Red - Munsell 7.5R 3/4
Exterior trim	Dark Green - Munsell 2.5BG 3/2
Ceiling boards, East Vestibule and North Enclosed Porch	Light Green - Munsell 2.5G 8.2 (Benjamin Moore GR-98)
Ceiling boards, First- and Second- Story West Sleeping Porches	Light Blue - Munsell 10BG 7/4 (Benjamin Moore AJ-28)
West Chimney Stem	Dark Red - Munsell 7.5R 3/4
West Chimney Cap	Dark Green - Munsell 2.5 BG 3/2
Other: (locations not specified)	White - Moore's House Paint
Sash	Black - Moore's House Paint

¹ For details on the exterior paint analysis, see *Completion Report: Exterior Painting*, 1988. The offices are also painted red with green trim. Not all fences are painted.

² Colors were matched to the Munsell Color Notation System.

Interior Paint Analysis

The interior of the house was painted between 1982-1984 under the supervision of the park staff, in the present-day colors of creams and white. Prior to that time, paint analysis was begun by the North Atlantic Historic Preservation Center. Paint samples and data cards are on file at the Building Conservation Center, Northeast Cultural Resources Center.

<u>Paint Sample Number</u>	<u>Location</u>
FRLA 01 P001-P066	Mixed
FRLA 01 P067-P101	Room 103 (North Parlor)
FRLA 01 P102-P110	Room 106 (Plant Room)
FRLA 01 P111-P130	Room 102 (Front Central Hall)
FRLA 01 P131-P146	Room 101 (Library)
FRLA 01 P147-P165	Room 105 (Sitting Room)
FRLA 01 P185-P188	Room 112 (Kitchen)
FRLA 01 P189-P192	Room 111 (Servant's Hall)
FRLA 01 P193-P194	Room 109 (Pantry)
FRLA 01 P195-P198	Room 101 (Library)
FRLA 01 P199-P203	Room 105 (Sitting Room)
FRLA 01 P204-P219	Room 102 (Front Central Hall)
FRLA 01 P220-P231	Room 11 (Rear Stair Hall)
FRLA 01 P232-P258	Room 204 (Bedroom) [presently a paper conservation lab]
FRLA 01 P259-P260	Room 205 (Bedroom)
FRLA 01 P261-P265	Room 301 (Southwest Room)251
FRLA 01 P266-P499	[unassigned]

APPENDIX G.
Wallpaper Analysis

There are only a few wallpapers remaining in the house. Samples of these papers and their locations are as follows:

<u>Sample</u>	<u>Location</u>	<u>Description</u>
FRLA 01 W01	Room 210 (West Bathroom), between floor joists	Blue and cream geometric scroll
FRLA 01 W02	Room 104 (Storage Room), west wall	Plain, brown paper
FRLA 01 W03	Room 101 (Library), south wall, west side	Paper adhered to paint; no discernible pattern
FRLA 01 W04	Room 101 (Library), north wall behind bookcase, east end	Brown and cream floral
FRLA 01 W05	Room 104 (Storage Room off North Parlor)	Olive green paper with dark foliate pattern
FRLA 01 W06	Unknown	Brown paper with dark foliate pattern (similar to W05)

Other wallpapers known to have existed in the house, but for which there are no available samples, are:

- the “turkey red” wallpaper in Mrs. Olmsted’s bedroom, circa 1891;¹ and
- a red burlap wall covering of unknown date in the Front Central Hall.² Red burlap still hangs in the hall; most of it has been overpainted, but some unpainted areas exist under the cornice.

Wallpaper samples are in the wallpaper collection at the Building Conservation Branch, Northeast Cultural Resources Center. These can be retrieved at such time as additional research or recommendations are required.

¹ Letter, Frederick Law Olmsted, Sr., to Frederick Law Olmsted, Jr., June 28, 1891.

² Letter, Frederick Law Olmsted, Sr., to Frederick Law Olmsted, Jr., June 28, 1891.

APPENDIX H.
Supporting Documents

Building Permits

Furnishings List

Drawing from Trellis Report

Building Permits

Location, ownership and detail must be complete and legible.
Separate application required for every building.

No. 61

Application for Permit for Alterations, Etc.

Brookline, July 16 1903

TO THE
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described

Building: —
Location, 36 Fairmount St

Name of owner, Amster Name of occupant, W. H. Wood
Name of mechanic, Kent Name of architect, _____
Material, Wood

Size of building, No. feet front, _____; feet rear, _____; feet deep, _____; No. of Stories, _____

Size of L, _____ feet long; _____ feet wide; _____ feet high; No. of stories, _____; roof, _____

No. of feet in height from sidewalk to highest point of roof, _____

Style of roof, pitch Material of roofing, shingle

Material of foundation, stone Distance from line of street, _____

Thickness of external walls, _____ inches. Thickness of party walls, _____ inches.

How is the building occupied? dwelling For what purpose built? _____

If a dwelling, by how many families? one Number of stores in lower story? _____

Hoistways and elevators? _____ How protected? _____

DETAIL OF PROPOSED ALTERATIONS, ETC.

add shed, changes in kitchen partition

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long, _____; No. of feet wide, _____; No. of feet high above sidewalk, _____

No. of stories high, _____; style of roof, _____; Material of roofing, _____

Of what material will the extension be built? _____ Foundation, _____

If of brick, what will be the thickness of external walls? _____ inches; and party walls, _____ inches.

Will the extension be placed within ten feet of the present, or proposed street line? _____

How will the extension be occupied? _____ Connection with main building? _____

Distance from surrounding buildings:—

Front, _____ feet; side, _____ feet; side, _____ feet; rear, _____ feet.

What distance from the lines of the adjoining lots will it be placed? _____

IF MOVED, RAISED OR BUILT UPON.

Number of stories high of _____ when moved, raised or built upon _____ Proposed foundation, _____

Number of feet high from level of ground to highest part of roof, _____

Distance from surrounding buildings:—

Front, _____ feet; side, _____ feet; side, _____ feet; rear, _____ feet.

Distance back from line of street, _____ Distance from nearest line of lot, _____

Will the roof be flat, pitch, hip or mansard? _____; What will be the material of roofing? _____

How many feet will the external wall be increased in height? _____

How many feet will the party walls be increased in height? _____

How will the building be occupied after alteration? _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.

Will an opening be made in the party or external walls? _____ on _____ story.

What will be the size of the opening? _____ feet wide; _____ feet high;

How will the remaining portion of the wall be supported? _____

If by iron or stone lintels, give size, _____

If iron columns are used, give diameter, _____ 287 s; and thickness of shell, _____ inches.

If brick piers are used, give size, _____

[OVER.]

Location, ownership and detail must be complete and legible.
Separate application required for every building.

No. 71

Application for Permit for Alterations, Etc.

Brookline, Sept 8, 1905

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to add to the following described

St. Warrick's Dwell

Owner, Christie Name of occupant, _____
Mechanic, J. J. Christie Name of architect, _____
Material, wood

Size of building, No. feet front, _____; feet rear, _____; feet deep, _____; No. of stories, _____
Size of L, _____ feet long; _____ feet wide; _____ feet high; No. of stories, _____; roof, _____
No. of feet in height from sidewalk to highest point of roof, _____
Style of roof, flat Material of roofing, _____
Material of foundation, stone Distance from line of street, _____
Thickness of external walls, _____ inches. Thickness of party walls, _____ inches.
How is the building occupied? dwelling For what purpose built? _____
If a dwelling, by how many families? _____ Number of stores in lower story? _____
Hoistways and elevators? _____ How protected? _____

DETAIL OF PROPOSED ALTERATIONS, ETC.

add kitchen 24 x 12
raising back and have one story
more from lot

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long, _____; No. of feet wide, _____; No. of feet high above sidewalk, _____
No. of stories high, _____; style of roof, _____; Material of roofing, _____
Of what material will the extension be built? _____ Foundation, _____
If of brick, what will be the thickness of external walls? _____ inches; and party walls, _____ inches.
Will the extension be placed within ten feet of the present, or proposed street line? _____
How will the extension be occupied? _____ Connection with main building? _____
Distance from surrounding buildings:—

Front, _____ feet; side, _____ feet; side, _____ feet; rear, _____ feet.

What distance from the lines of the adjoining lots will it be placed? _____

IF MOVED, RAISED OR BUILT UPON.

Number of stories high of _____ when moved, raised or built upon _____ Proposed foundation, _____

Number of feet high from level of ground to highest part of roof, _____

Distance from surrounding buildings:—

Front, _____ feet; side, _____ feet; side, _____ feet; rear, _____ feet.

Distance back from line of street, _____ Distance from nearest line of lot, _____

Will the roof be flat, pitch, hip or mansard? _____ What will be the material of roofing? _____

How many feet will the external wall be increased in height? _____

How many feet will the party walls be increased in height? _____

How will the building be occupied after alteration? _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.

Will an opening be made in the party or external walls? _____ on _____ story.

What will be the size of the opening? _____ feet wide; _____ feet high;

How will the remaining portion of the wall be supported? _____

If by iron or stone lintels, give size, _____

If iron columns are used, give diameter, _____ inches; and thickness of shell, _____ inches.

If brick piers are used, give size, _____

Location, ownership and detail must be complete and legible.
Separate application required for every building.

Application for Permit for Alterations, Etc.

No. 7
Brookline, May 4 1890

TO THE
BUILDING COMMISSIONER:

The undersigned applies for a permit to Alter the following described

Building:—

Location, Marion St Brookline

Name of owner, Wm. Alenstead Name of occupant, John

Name of mechanic, Chas. W. Jones Name of architect, W. C. Jackson

Material, new

Size of building, No. feet front, ; feet rear, ; feet deep, ; No. of stories,

Size of L, feet long ; feet wide ; feet high ; No. of stories, ; roof,

No. of feet in height from sidewalk to highest point of roof,

Style of roof, pitch Material of roofing, Shingled

Material of foundation, stone Distance from line of street,

Thickness of external walls, inches. Thickness of party walls, inches.

How is the building occupied? dwelling For what purpose built? dwelling

If a dwelling, by how many families? Number of stores in lower story?

Hoistways and elevators? How protected?

DETAIL OF PROPOSED ALTERATIONS, ETC.

Raise all 2 of 2 ft. and rearrange main
rooms.

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long, 3' ; No. of feet wide, 12' ; No. of feet above sidewalk,

No. of stories high, 1 ; Style of roof, pitch ; Material of roofing, Shingled

Of what material will the extension be built? Foundation,

If of brick, what will be the thickness of external walls? inches ; and party walls, inches.

Will the extension be placed within ten feet of the present, or proposed street line?

How will the extension be occupied? Connection with main building?

Distance from surrounding buildings:—

Front, feet ; side, feet ; side, feet ; rear, feet.

What distance from the lines of the adjoining lots will it be placed?

IF MOVED, RAISED OR BUILT UPON.

Number of stories high of when moved, raised or built upon Proposed foundation,

No. of feet high from level of ground to highest part of roof?

Distance from surrounding buildings:—

Front, feet ; side, feet ; side, feet ; rear, feet.

Distance back from line of street, Distance from nearest line of lot,

Will the roof be flat, pitch, hip or mansard? What will be the material of roofing?

How many feet will the external wall be increased in height?

How many feet will the party walls be increased in height?

How will the building be occupied after alteration?

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.

Will an opening be made in the party or external walls? on story.

What will be the size of the opening? feet wide ; feet high.

How will the remaining portion of the wall be supported?

If by iron or stone lintels, give size, 289

If iron columns are used, give diameter, inches ; and thickness of shell, inches.

If brick piers are used, give size,

Location, Ownership and detail must be complete and legible.
Separate application required for every building.

No. 315

Application for a Permit for Alterations, etc.

Brookline, 18 September 1964

To the BUILDING COMMISSIONER:

The undersigned applies for a permit to alter the following described building:—
Location, 101 Warren St. Brookline
Name of owner, Frederica M. Richardson Address, 101 Warren St. Brookline
Name of mechanic, Herminck Brinkhaus Address, Greendale Ave., Needham
Name of architect, ... Address, ...
Estimated cost of alterations, etc., \$450.00 Material, ...
Size of building, No. feet front, ...; feet rear, ...; feet deep, ...; No. of stories, ...
Size of lot, ...feet long; feet wide; feet high; No. of stories.....; roof,.....
No. of feet in height from sidewalk to highest point of roof, ...
Style of roof, ... Material of roofing, ...
Material of foundation, brick Distance from line of street, ...
Thickness of external walls, ...inches; Thickness of party walls, ...inches.
How is the building occupied? single family For what purpose built?
If a dwelling, by how many families? 1 No. of stores in lower story?
Hoistways and elevators? How protected?

DETAIL OF PROPOSED ALTERATIONS, ETC.

add window and door to wall in kitchen
.....
.....
.....

IF EXTENDED ON ANY SIDE

Size of extension, No. of feet long.....; No. of feet wide.....; No. of feet above sidewalk.....
No. of stories high.....; Style of roof.....; Material of roofing
Of what material will the extension be built? Foundation, ...
If of brick, what will be the thickness of external walls? inches; and party walls inches.
Will the extension be placed within ten feet of the present, or proposed street line?
How will the extension be occupied? Connection with main building?
Distance from surrounding buildings:—

Front, ...feet; side.....feet; side, ...feet; rear, ...feet.
What distance from the lines of adjoining lots will it be placed?
Cubic contents of addition.....feet.

IF MOVED, RAISED, OR BUILT UPON

No. of stories high of.....when moved, raised, or built upon..... Proposed foundation
No. of feet high from level of ground to highest part of roof?
Distance from surrounding buildings:—

Front, ...feet; side feet; side, ...feet; rear, ...feet.
Distance back from line of street, ... Distance from nearest line of lot, ...
Will the roof be flat, pitch, hip, or mansard? What will be material of roofing?
How many feet will the external wall be increased in height?
How many feet will the party walls be increased in height?
How will the building be occupied after alteration?

IF ANY OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the party or external walls?.....on story
What will be the size of the opening?.....feet wide; feet high.
How will the remaining portion of the wall be supported?
If by iron or stone lintels, give size, ...
If iron columns are used, give diameter, ...inches; and thickness of shell, ...inches.
If brick piers are used, give size, ...

Fee.....
Receipt No. 290 License No. 216 (Over)

Plans must be submitted and approved by this Department before
a permit for erection will be granted.

Application for Permit to Build

(BRICK AND STONE)

No. 12

Brookline, 1968

To the BUILDING COMMISSIONER:

The undersigned hereby applies for a permit to build, according to the following specifications:

1. What is the location? 101 WARREN ST.
2. What is the nearest cross street?
3. What is the name of Owner? ARTEMUS RICHARDSON Address 101 WARREN ST.
4. What is the name of Builder? MARKET SWIMMING POOLS Address 80 MARSHY BLDG BOSTON
5. What is the name of Architect?
6. What is the purpose of Building? SWIMMING POOL (IN-THE-GROUND) (VINYL-LINED)
7. Estimated cost of Building. \$ 13400-
8. How many families? Area of Building sq. ft.
9. How many stores? Cubic contents of Building feet
10. What is the width of the street?
11. How near the line of the street? How near lot line?
12. Distance from surrounding buildings? Front ft.; side ft.; side ft.; rear ft.
13. Will the building be erected on solid or filled land?
14. Size of lot, No. of feet front; No. of feet rear; No. of feet deep
15. Size of building, No. of feet front; No. of feet rear; No. of feet deep
No. of stories in height; No. of feet in height from sidewalk to highest point of roof
16. No. of feet in height from level of sidewalk to highest part of wall?
17. No. of feet in height from sidewalk to eaves?
18. Size of L feet long, ... feet wide, ... feet high; No. of stories; style of roof
19. Will foundation be laid on earth, rock, timber, or piles? Material of foundation?
20. Thickness of external walls, 1st story..; 2d story..; 3d story..; 4th story..; 5th story..; 6th story..
Thickness of party walls, 1st story..; 2d story..; 3d story..; 4th story..; 5th story..; 6th story..
Thickness of wall of L External Party
Are the party walls solid or vaulted?
21. What will be the material of front? If of stone, what kind?
22. Will the roof be flat, pitch, or mansard? Material of roofing?
23. What will be the material of cornice? lutherns? scuttles, etc.?
24. What will be the means of access to roof?
25. Are there any hoistways or elevators? How protected?
26. How is the building heated? Thickness of shell of flue?

If the Building is to be occupied by more than Three Families, or for a Warehouse,
give the following particulars:

27. State how many families are to occupy each floor and the whole number
in the house
28. What is the height of cellar?
29. What will be the height of ceiling on first story? feet; 2d story feet;
3d story feet; 4th story feet; 5th story feet; 6th story feet.
30. How many families are to occupy basement?
31. Is the front street 20 feet wide?
32. How many water-closets?; Where located?
33. How is the building to be ventilated?
34. If there is a building already erected on the front or rear of the lot give the size,
and number of stories
35. State how many means of egress are to be provided, ... What kind
Where located
36. Is the lower story to be used for business purposes of any kind?
37. Is sewer, surface water drain and water available in street?

Name Maurice Lussant #1300F
Address 81 Elm Street Chelsea

291 Phone No. 469-0544

Fee 7.50

Receipt No. 30720

License No. 387-

Location, ownership and detail must be complete and legible.
Separate application required for every building.

Furnishings List

as of when
range Higgins road is

sent W. Little 5
Mr. Higgins 10/22/36

October 19, 1936

OLMSTED HOUSE

Coal in Olmsted House - 99 Warren Street

Nut = 9 2/3 tons

Rice = 30.6 tons

Coal cost, Summer 1936 = Rice = \$8.75 ton, less 50¢ a ton discount
Nut = 13.00 ton, less 50¢ a ton discount,
plus 50¢ a ton,
carrying charge.

Fireplace Wood in 2-foot lengths

14' x 2' x 2 1/2' = 70 cubic feet, or $\frac{70}{128}$ cord
5/9 cord - valued at \$15.00 a cord.

The electric meter read - 1755

The water meter read - 376530

another copy of this
filed with base in safe
H

October 19, 1936

OLMSTED HOUSE INVENTORY

HALLS

Lower Hall

Stuffed corduroy sofa

Black corner table for telephone

Piano stool

Carved oak chest (cane in it)

3 gongs

Black rack at door

Leather mahogany old chair

Rugs: 1 - 41" x 16'3". 1 4'8" x 6'4".

8 Pictures 8' x 28"

Upper Hall

Corner table, mahogany, marble top

stuffed chair

Large Indian basket

Clothes hamper

Fairbanks bath scales

14 pictures

Carpet rugs: 1 - 7'6" x 39". One other rug.

Back Hall

1 Hamper

1 Black table

1 large California basket

October 19, 1936

October 19, 1936

OLMSTED HOUSE INVENTORY

Closet in Hall

Ironing board
Dust pan and brush
Electric heater
Bed pan
Floor brush
Floor dust mop
Slop jar
Sewing table
Roll of paper
Scales

Closet in Servants' Hall

3 dry mops

In Hall Closet

20 sheets
✓ 1 + 18 pillow cases
✓ 10 + 9 + 4 Turkish towels, large
✓ 4 + 7 Turkish towels, small
2 bath rugs
12 wash rags
4 towels
3 scarfs with lace
1 scarf
3 scarfs

OLMSTED HOUSE INVENTORY

October 15, 1900

OLMSTED HOUSE INVENTORY

Lower Front Room.

- Brown Leather Couch, and 2 pillows (1 red, 1 blue)
- 1 mahogany table with Encyclopaedia Britannica underneath
- 1 very low, oval, turned-leg, black walnut table, 21 x 28
- 1 stool, 1 wood
- 2 very old, rush-bottom, ribbon back chairs.
- 1 low, corner chair, black walnut
- 1 old, rush-bottom chair
- 2 California waste baskets
- 2 floor lamps, and 2 table lamps
- 2 brown, overstuffed chairs
- 1 mahogany folding table, gate leg, straight legs, 29 x 36
- Fire Place - brass andirons, 3 piece fire screen, brass poker and tongs, wood brush.
- 18 Framed pictures on wall
- Books
- 1 Seth Thomas clock in glass case
- 3 clay jars on mantle
- Blotter pad, paper rock
- 5 metal ash trays,
- Rug - 9 1/2 x 13 1/4

ORIENTED HOUSE INVENTORIES

1 Chickering quarter grand piano

Mahogany cabinet for music with 20" black, pottery, 3-handle vase on it.

2 Iron floor lamps (all lamps have shades)

1 Large gold table lamp

3 very old rush-bottom, ribbon back chairs

Square black piano stool

Black iron fireplace andirons

Black iron poker, tongs, and black brush

1 stuffed corner chair

1 black walnut chair, stuffed

2 Rosewood inlaid stuffed seat and back chairs

Rugs: 1 - 10 x 11. 1 - 3 x 4. 1 - 2 x 3.

1 Mahogany folding table, gate-leg, turned legs and drawers

1 square ebony table with marble in top

1 low round table - ebony

1 low mahogany top round table with drop leaves (butterfly)

1 card table

1 piece Indian pottery on piano

On shelf over fireplace: 2 cones, 2 carved black nuts, 2 large sea shells, 1 green vase.

On shelf over books: 3 vases, 2 bowls, 2 small grass baskets

On table: 1 brass cigarette box, 6 ash trays

On butterfly table: brass bowl and brass tray

In closet: gold vase, silver mug, card catalog of books and various vases.

RECEIVED ON 10-19-36
RECEIVED ON 10-19-36
RECEIVED ON 10-19-36

October 19, 1936

OLMSTED HOUSE INVENTORY

Breakfast Room:

1 mahogany table with twisted legs

8 chairs

1 very low serving table, oak

1 wicker basket

1 armchair and cushion

1 canvas chair

1 low round table 2' diam

Black fireplace andirons

Black iron tongs, shovel, bellows

1 California basket

On mantel: brass bell and stand, 3 clay ornaments, 2 brass ash tray

Conservatory?

Closet

Hotpoint 2-burner stove

Electric 1-burner stove

Electric toaster

Closet

Black fireplace seat

3 green folding benches

Kenmore electric carpet cleaner

2 rocking chairs

1 wax floor polisher

1 canvas folding cot

Garden tools

1. 1890-1900 1890-1900 1890-1900

ORIGINAL HOUSE INVENTORY

1890-1900 1890-1900 1890-1900

OLMSTED HOUSE INVENTORY

Dining Room

- 1 mahogany extension table
- 8 covered chairs, upholstered seats
- 2 arm chairs, upholstered seats
- 1 mahogany inlaid sideboard
- Black iron andirons (large) with ball cut top
- Black iron tongs, poker, brush, and stand (small)
- Small drop-leaf mahogany table 25"
- 1 serving table, mahogany
- 1 rug, 13' x 42"
- 1 Oil painting by Cahano, 31 x 40
- 1 Brown bowl

OLMSTED HOUSE INVENTORY

Butler's pantry

- 4 brown wood trays
- 8 wicker trays
- 5 plaque trays
- 1 tin tray
- 1 red Jap bowl 12"
- Set of 3 Mexican dishes, largest $10\frac{1}{2}$ x $3\frac{1}{2}$
- Chinese tea set { 2 tea pots, 1 sugar bowl, 1 milk pitcher
in gold, red blue { 1 bowl, 2 dinner plates, 6 tea plates,
6 cups and saucers
- 7 odd Chinese cups without handles
- 5 Chidia plates, green borders, 8"
- 5 Mexican dishes, $6\frac{1}{2}$ " diam.
- 1 red Chinese tea pot
- 6 Brass finger bowls $4\frac{1}{4}$ " diam
- 11 Wedgewood Blue 1927 Harvard plates $11\frac{1}{4}$ " diam
- 5 9" white plates
- 1 black and white tea pot
- 1 tea set, with birds on it (Steubenville)
Tea pot, sugar bowl, cream pitcher, 4 flat sided cups,
6 $5\frac{1}{2}$ " plates, 6 8" plates
- 8 tablecloths
- 3 pieces of linen
- Scales
- 12 clear glass finger bowls
- 9 very small flat clear glass stemware
- 25 clear glass wine glasses of various shapes
- 26 clear glass punch bowl glasses

Butler's Pantry

ORDERED HOUSE INVENTORY

Butler's Pantry (continued) - 2

4 sauce dishes, clear glass

1 blue bowl 5½"

1 silver oval 13" dish with white center

Blue tea set of milk, sugar, 6 cups and 5 saucers

Silver - Fashion Plate { 20 teaspoons
 { 6 soup spoons
 { 1 sugar spoon
 { 1 butter knife
 { 47 forks

Large spoon

3 odd spoons

13 knives

11 Steel knives (Alpha Rustless"

Carving set (3)

White bone handle carving set (2)

7 white bone knives

4 nut crackers - 22 nut picks

16 linen white napkins

13 napkins

33 napkins

1 towel

8 napkin rings

Candles and 3 snuffers

2 3-piece tea pots

16 small clear glasses

9 flat clear glass dishes 5½" diam

5 tall clear glasses
Electric orange squeezer
5 colored pitchers
1 silver toast holder
2 clear glass pitchers
1 electric mixer
1 fish bowl 10"
1 hamper

October 19, 1936

OLMSTED HOUSE INVENTORY

Kitchen

2 chairs
 1 stool
 electric clock
 electric toaster
 Bread mixer
 Cake Box
 Can opener
 Aluminum Ware
 Spider
 10 aluminum sauce pans
 Aluminum strainer
 Drawer of cake tins
 Drawer of covers
 Meat grinder
 Steel knives and forks
 Drawer of dish towels and cloths
 Hot Point Electric Stove, complete, including cloth
 General Electric refrigerator

 3 sets 6" ice box trays and covers

 7 9" white plates

 8 8" white plates

 5 bowls

 lemon squeezer

 7 flat egg dishes

 7 cereal dishes

 3 small Pyrex mixer bowls
 5 Pyrex pie plates
 2 milk pitchers

 7 glass ice chest dishes

 8 mixing bowls

 1 Dripolator
 4 tea cups
 2 beaters
 Grater
 Measure

5736 145 0700
J 2400
S 0700

REPORTED

OLMSTED HOUSE INVENTORY

October 19, 1936

October 19, 1936

OLMSTED HOUSE INVENTORY

Laundry

Washing machine

Wringer

Ironing table

Ironing board

Hamper

Clothes basket

Large California basket

Chair

Clothes rack.

OLMSTED HOUSE INVENTORY

October 19, 1936

October 19, 1936

OLMSTED HOUSE INVENTORY

Servants' Sitting Room

Round oak table

Rocking chair

1 chair

large California basket

1 waste basket

Servants' bed rooms

Each has iron bed, bureau, mirror, rocking chair

OFFICIAL HOUSE INVENTORY

October 10, 1965

F.L.O. Study

Black leather sofa with 2 rolls to match and 2 pillows

Black leather foot rest, length of sofa

1 Morris chair

1 very old chair, rush seat, black

1 red card table

1 Vienna chair

1 black walnut flat-top desk

1 black wicker chair and cushion

1 Black iron andirons (ball at top)

Iron tongs, shovel, poker, bellows, stand

1 steel file cabinet, 4 drawers

1 wood cabinet

1 carpet rug 5' x 32"

1 carpet rug 3' x 5'4"

1 desk lamp

on mantel: 1 picture, 1 pitcher, 1 vase, 1 brass receptacle,
1 china dish

1 picture in closet.

Sleeping Porch off Study

2 Iron beds with box springs and mattress and yellow spread

1 canvas chair

1 rug 2 x 4

2 small stands

J 1000 100 1000 1000 1000 1000
J 1000 1000 1000 1000 1000 1000
Black leather loaf seat' leather of gold
Black leather seats with 5 leather to match and 8 pillows
L.P.O. 2700A

OLDEST HOUSE INVENTORY

Sitting Room

Mahogany flat-top desk 50" x 34"

1 modern ribbon chair

1 wicker chair and cushions

1 old twisted-leg table, with drop leaves - 2 drawers

Couch - 3 pillows and green blanket

Modern oak table 20 x 30

Sewing table

1 black walnut, round-seat chair

1 low, old rocking chair with rush seat

1 very large black walnut dressing mirror in stand

2 California waste baskets

Mahogany chiffonier and 2-drawer and mirror shaving stand on it

1 dressing table, with small mahogany cabinet on it, and bench

1 old low chair

Rugs: 1 - 6'6" x 42". 1 34" x 4'6". 1 - 33" x 5'4"

1 electric clock

2 desk lamps

J. HOBBS LIPPON COPY

RECEIVED JUNE-20 1907 20. x 27.

~~STUFFED ROOM~~

CIVILIZED HOUSE INVENTORY

OLMSTED HOUSE INVENTORY

Owner's Bedroom

*Mahogany Bed, . Blue Cover

Mahogany Desk - 4 drawers under desk

2 old Rush-Bottom Spanish Chairs

1 modern Rush-bottom, ribbon-back chair, for desk

1 stuffed boudoir chair (rose color)

1 iron bridge lamp,

1 glass lamp

1 3-drawer black walnut bureau with small 2-drawer and mirror over it.

1 trunk stand

2 California waste baskets

Fire Place - brass andirons, brass tongs, shovel, lighter,
iron 4-section screen

Rugs - 1 - 5'4" x 3'6". 1 - 5'8" x 30". 1 - 19" x 32".

On shelf - black electric clock, brass dish 8" tall,
3 pottery vases, 1 green rooster, 1 Chinese match holder.

2 pictures.

* All beds have mattress and pillow.

История гоним - в центре нашей жизни

DATE: 12-20-2008

October 19, 1936

Bed Room

2 black walnut chairs with round seats and 3 horizontal slats

1 black walnut table between beds

1 oval black walnut pedestal table with edges painted black

Red scarf and green bowl on table

1 boudoir chair (grey)

1 floor lamp

1 yellow table lamp

1 clothes rack (black walnut)

1 3-drawer black walnut bureau with small 4-drawer chest
on it and heavy brass tray on it

1 black walnut frame mirror

2 trunk stands

Brass andirons with ball on top

Brass tonga

1 rug 4'6" x 3'

1 rug 42" x 6'

On mantel - brass candlestick

3 bags of bedding in closet

Bed Room

OLMSTED HOUSE INVENTORY

OCTOBER 19, 1936
October 19, 1936

OLMSTED HOUSE INVENTORY

Bed Room toward office

1 iron bed with yellow spread

1 black Morris chair and orange cushion

1 cherry table

1 child's chair

2 square seat chairs

1 yellowish rattan chair and cushion

Towel rack

1 cherry bureau and mirror over to match

1 black iron andiron,

1 brush

4-section fire screen

1 floor lamp

2 table lamps

Rugs: 1 - 4'6" x 3'. 1 - 33" x 5'4". 1 - 3 x 2 1/2'

1 bag of bedding in closet

on mantel: 1 brass mug with 3 handles and 1 red pitcher, 2 boxes

I object to the use of the word "inventory"

I think the word "inventory" is better

See page 100 for list of items

OLMSTED HOUSE INVENTORY

OLMSTED HOUSE INVENTORY

October 11, 1922

Upper Bed Room - South

Iron bed and bedding

white lamp stand

Low black walnut stuffed rocking chair

2 very old black, rush-bottomed chairs

Very old mahogany 2-drawer desk

Waste basket

Stuffed chair

Couch with 2 mattresses

Round black walnut pedestal table, 33" diam.

Rugs: 1 - 32 x 48. 1 27 x 48. 1 (Indian) 39 x 62)

Gold framed mirror

Upper Bed Room - North

Oak single bed

Oak stand

Oak 4-drawer bureau

Rush-bottom chair

Desk chair

Arm chair

Black table 23 x 46

In closet: 7 bags bedding
3 pillows, 3 pads, 5 spreads and ironing board

Rugs: 1-60 x 31 . 1 - 50 x 26

Bed Room

UNITED STATES MARSHALS

RECEIVED IN J.B.P.
October 19, 1936

OLMSTED HOUSE INVENTORY

Bed Room toward office

1 iron bed with yellow spread

1 black Morris chair and orange cushion

1 cherry table

1 child's chair

2 square seat chairs

1 yellowish rattan chair and cushion

Towel rack

1 cherry bureau and mirror over to match

1 black iron andiron,

1 brush

4-section fire screen

1 floor lamp

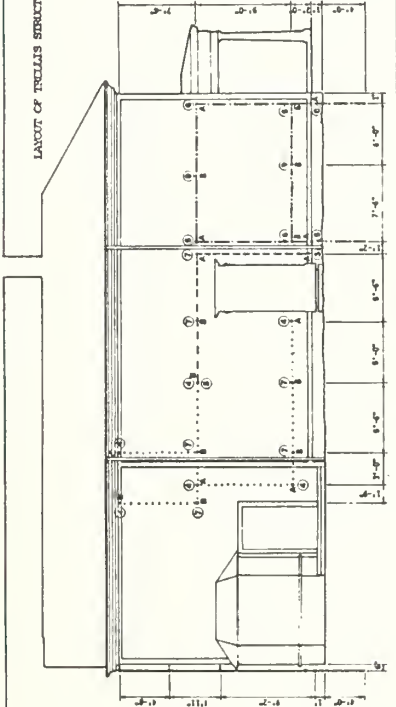
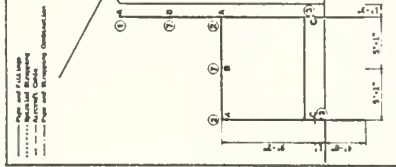
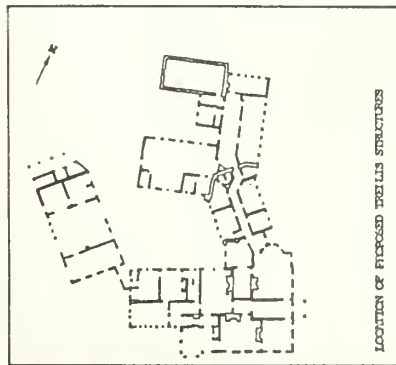
2 table lamps

Rugs: 1 - 4'6" x 3'. 1 - 33" x 5'4". 1 - 3 x 2 1/2'

1 bag of bedding in closet

on mantel: 1 brass mug with 3 handles and 1 red pitcher, 2 boxes.

Drawing from
Historic Vine and Trellis Restoration Project
Report



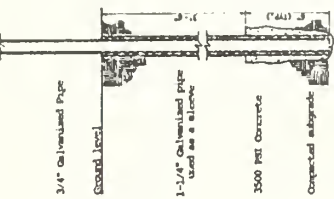
PARTS OF ATTACHMENT

- A 3/4" x 6" plate with wood screws.
- B 1/8" brass threaded sleeve
- C Expansion shield

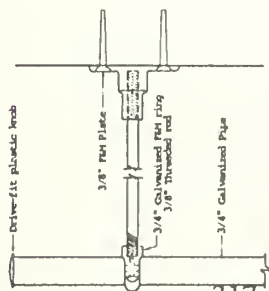
MATERIALS

- Aircraft cable - 3/8"
- Drive-in fit plastic knob
- Expansion shield
- Spaced strapping - 3/4" Galvanized F & M plate - 3/4" Galvanized
- Galvanized steel pipe 1/2" dia. Galvanized
- Single socket tee
- 90° elbow
- Steel wrapped strapping - 1/2" x 1/4"
- Threaded rod - 3/8"
- Wire rope clip

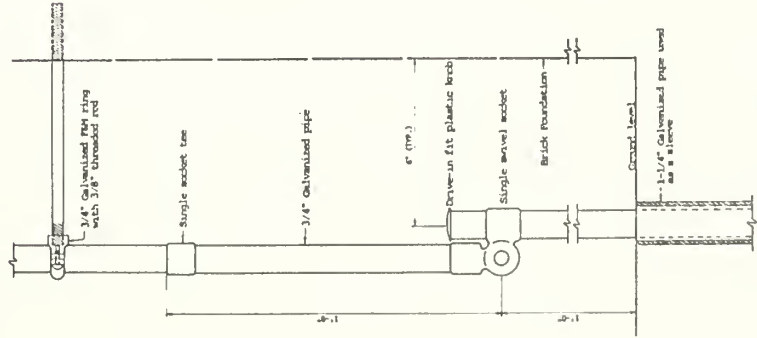
*For the experimental cellular structure, provide wood screw pipe with 1/4" hole.



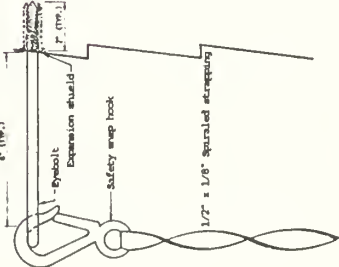
10 PIPES STRUTTING DETAIL
 Scale: 3/4" = 1' - 0"



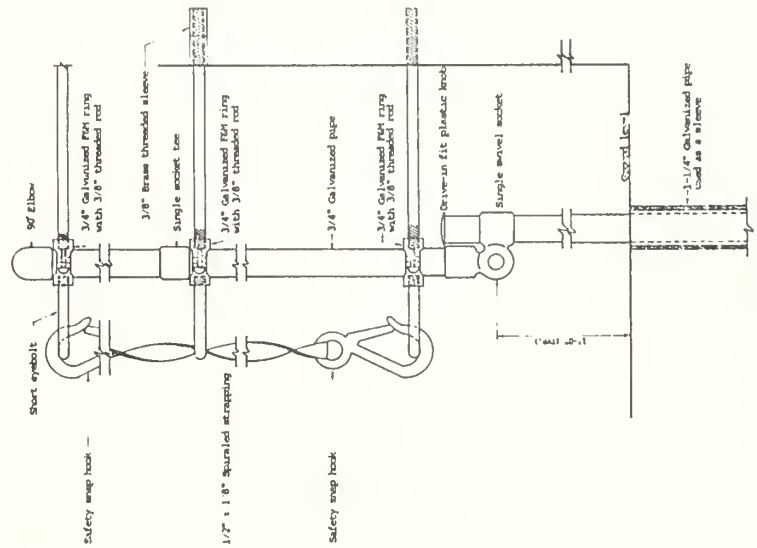
1 DETAIL - F & M RING AND FITTINGS WITH F & M PLATE
 Scale: 1/2" Actual Size



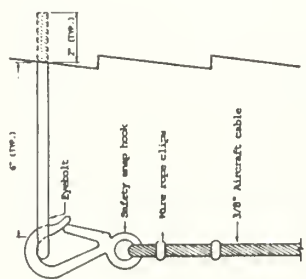
3 DETAIL - SOCKET AND FITTINGS
 Scale: 1/2" Actual Size



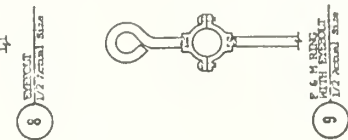
4 DETAIL - EXPANSION SHIELD AND STRAPPING
 Scale: 1/2" Actual Size



6 DETAIL - PIPE, STRAPS AND FITTINGS
 Scale: 1/2" Actual Size



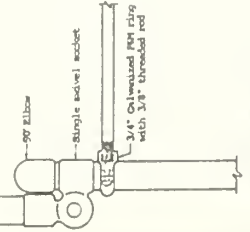
5 DETAIL - EYEBOLT AND CABLE
 Scale: 1/2" Actual Size



7 DETAIL - 3/4" GALVANIZED PIPE WITH EXPANSION SHIELD
 Scale: 1/2" Actual Size



8 DETAIL - 3/4" GALVANIZED PIPE WITH EXPANSION SHIELD
 Scale: 1/2" Actual Size



2 DETAIL - SINGLE SOCKET AND FITTINGS
 Scale: 1/2" Actual Size

J84

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F15

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